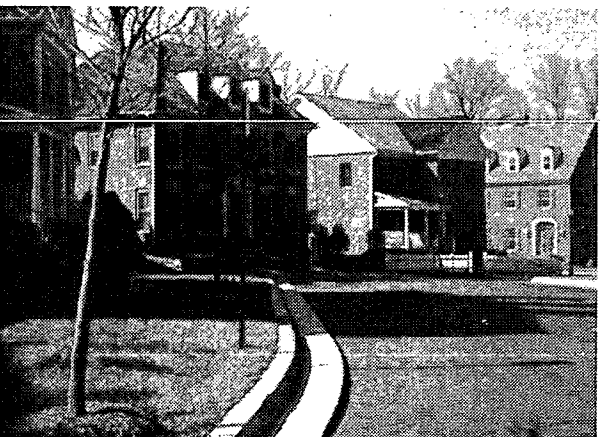
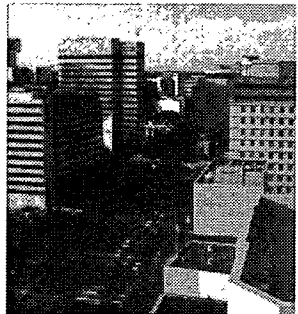
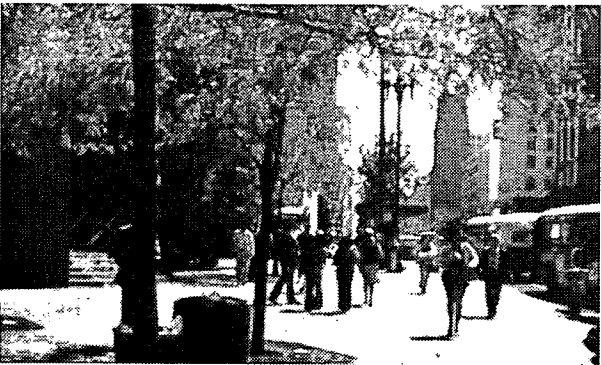


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1994 Census Update Survey



# Highlights

1994  
RESIDENT  
AND  
HOUSEHOLD  
CHARACTERISTICS

*prepared by:*

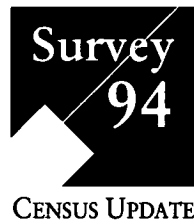
THE MARYLAND-NATIONAL CAPITAL  
PARK & PLANNING COMMISSION

The Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

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## Technical Report

December 1995



# *Highlights*

1994 RESIDENT AND HOUSEHOLD CHARACTERISTICS

*prepared by:*

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

The Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

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# Abstract

**TITLE** Highlights of the 1994 Census Update Survey,  
1994 Resident and Household Characteristics

**AUTHOR** The Maryland-National Capital Park and Planning Commission

**SUBJECT** Key demographic data from the 1994 Census Update Survey conducted by the  
Montgomery County Planning Board.

**DATE** December 1995

**PLANNING AGENCY** The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring, MD 20910-3760

**NUMBER OF PAGES** 18

**ABSTRACT** Demographic highlights of the 1994 Census Update Survey are presented in  
bullet and graphic form. Findings focus on major change, or lack of change, in  
the characteristics of Montgomery County's population, households, employ-  
ment, and households with a foreign born head or spouse.

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# The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's Counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

## The Commission has three major functions:

1. The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties.*
2. The acquisition, development, operation, and maintenance of a public park system.
3. In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e., large print materials, assistive listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

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# Elected and Appointed Officials

## COUNTY COUNCIL

Gail Ewing, *President*  
Marilyn J. Praisner, *Vice President*  
Derick P. Berlage  
Nancy Dacek  
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## COUNTY EXECUTIVE

Douglas M. Duncan

## THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

William H. Hussmann, *Chairman*  
Elizabeth M. Hewlett, *Vice Chair*

## COMMISSIONERS

Montgomery County Planning Board	Prince George's County Planning Board
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Ruthann Aron	James M. Brown
Arthur Holmes, Jr.	Regina J. McNeill
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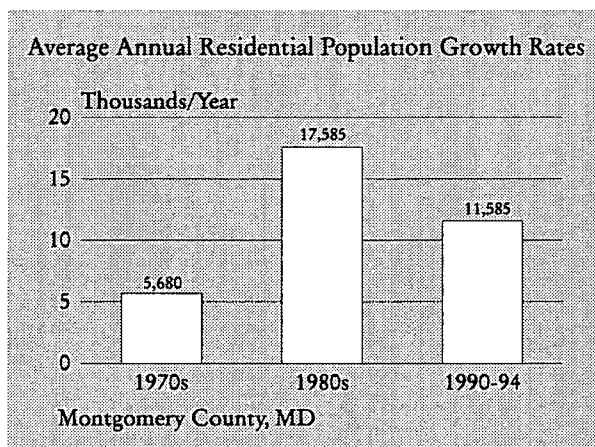
<b>Key Demographic Facts</b> .....	1
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# Highlights of the 1994 Census Update Survey

Montgomery County's population and households continued to grow in number and to change in composition between 1990 and 1994. Employment characteristics generally stabilized or reflected the area's slight decline in jobs. This profile reports key demographic changes in the County revealed by the 1994 Census Update Survey. The Census Update Survey is a mail survey of approximately 26,000 randomly sampled households conducted by the Montgomery County Planning Board in the summer of 1994. About 67 percent of the sampled households responded, representing 5.3 percent of the County's households. The survey measures demographic change between U.S. Censuses. The 1994 Census Update Survey is the sixth in a historical series of household surveys. Others were conducted in 1974, 1977, 1984, 1987, and 1990.

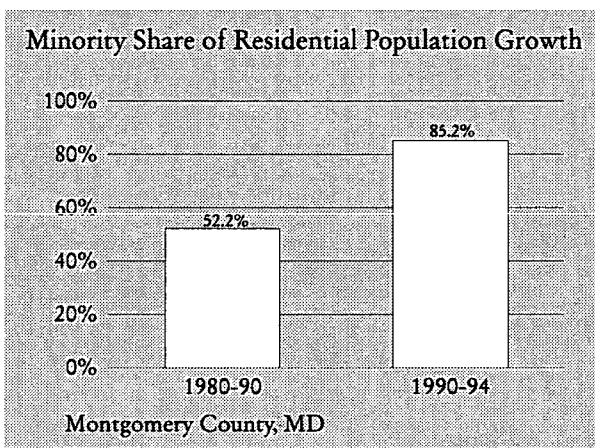
## Key Demographic Facts

### *... The Population Is Growing*



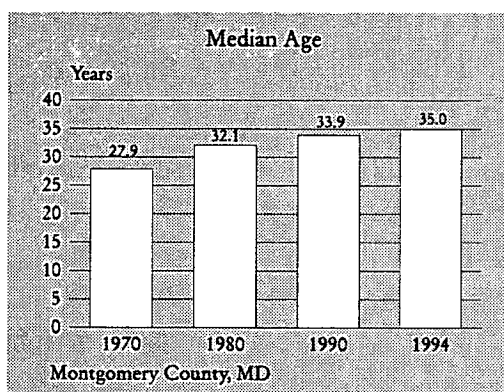
The estimated residential population in Montgomery County is approximately 795,600 for July 1994. The residential population grew by 46,300, or 6.2 percent, between 1990 and 1994. This annual growth rate was less than during the 1980s but double the 1970s' rate.

### *... New Residents Increase Diversity*



85 percent of the County's population growth between 1990 and 1994 was non-white or Hispanic. Blacks and Asians/Pacific Islanders had the highest growth rates of 36 and 31 percent, respectively.

### *... The Population Is Aging*



The median age of Montgomery County residents increased from 33.9 years in 1990 to 35.0 years in 1994. The aging of the baby boomers over the past decades boosts the median age.

### *... Households Live Here Longer*

The average length of residence of a Montgomery County household is 10.8 years, up from 9.2 years in 1987. This is consistent with the increase in the population's median age; households move less frequently as their heads become older.

### *... Average Household Size Is Up*

	1994	1987	% Change
Overall	2.65	2.62	1.1%
Garden Apt	2.17	2.03	6.5%
High-Rise	1.64	1.55	5.5%
Townhouse	2.76	2.64	4.3%
Single-Family	2.99	3.02	-1.0%

Montgomery County, MD

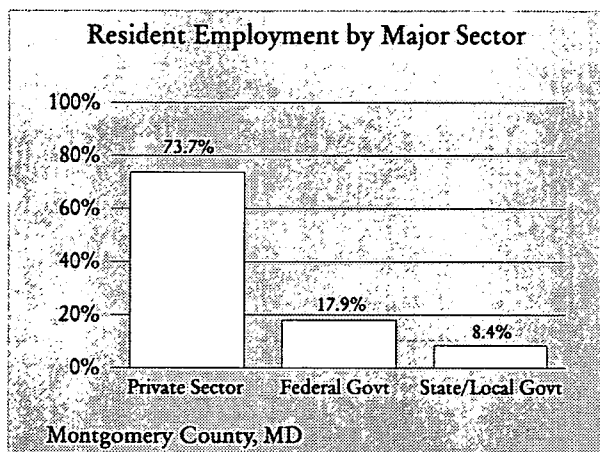
The average household size in the County is 2.65. Increases occurred in all household types except in single-family housing, where family size is decreasing as young adults move out, leaving their "empty nester" parents behind.

### *... Computer Ownership Is Widespread*

Almost half of the households in Montgomery County have one or more computers in 1994. Of these, 55 percent have modems. County households are twice as likely to have a computer than the nation as a whole. Computers appear to have become even more available since the survey in 1994.



### *... Most Residents Work in the Private Sector*



In 1994, as in 1987, almost 75 percent of Montgomery County workers are employed by the private sector (including self-employed and non-profit organizations), the remainder work for the government. 68 percent of those working for government work for the federal government.

### *... Composition of the Resident Work Force Changes Slightly*

The demographic groups composing Montgomery County's employed residents have changed slightly. Since 1987, more women with children under 6 years old are working, 66 percent compared to 63 percent in 1987. Fewer men are working, 79 percent compared to 82 percent in 1987. Overall, however, resident employment has not changed significantly: 73 percent of those age 16 and older are employed in 1994, compared to 74 percent in 1987.

## Other Important Resident and Household Characteristics

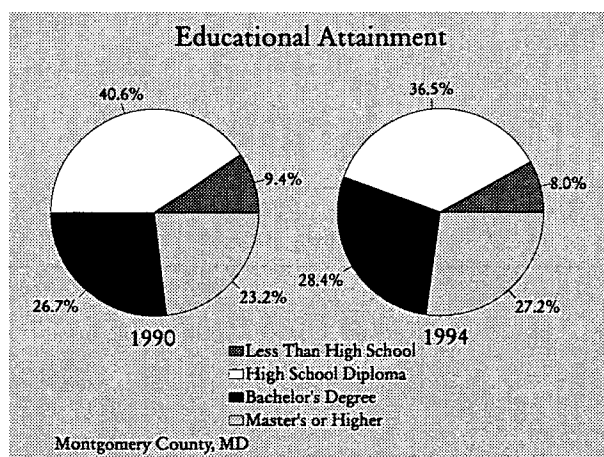
The Census Update Survey revealed a number of other significant changes and important areas where there were no changes. These are presented for the population, households, foreign born, and employment in the following pages.

Because some characteristics are surveyed for each individual in a household and some for the household as a whole, it is important to note the category for a given data item. Age, race, and employment are a few of the individual characteristics, while income and length of residence are household variables. Some variables may be reported for both individuals and households but may be quite different depending on which is selected. For example, the percentage of people living in single-family detached houses is larger than the percentage of households reported as single-family units. This reflects the larger households that are typical of single-family detached housing.

## Population

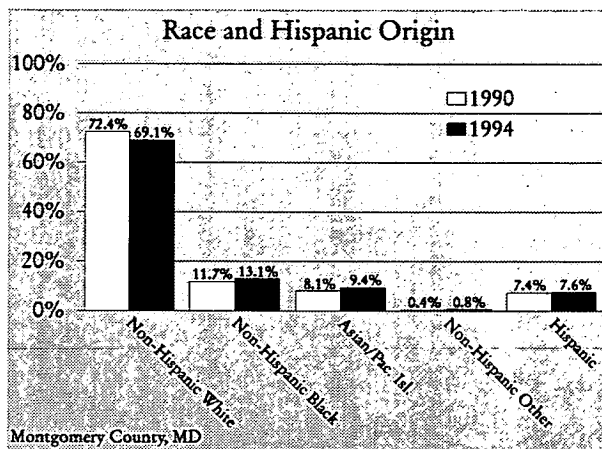
The heterogeneity of Montgomery County's recent growth is most apparent in its racial and ethnic mix. Characteristics such as the percentage of children in the population and the need for child day-care have not changed appreciably. The population's level of educational attainment has increased substantially.

### *... County Residents Are Very Well-Educated*



56 percent of County adults (ages 25 and over) have at least a bachelor's degree, up from 50 percent in 1990. Moreover, 27 percent have one or more advanced degrees, up from 23 percent in 1990. Increasing median age, as was noted for the County, tends to correlate with increased education. The exception is the very elderly, whose educational opportunities may have been limited.

## *... The Population Is More Racially and Ethnically Diverse*



The percentage of County residents who are white, non-Hispanic fell from 72.4 percent in 1990 to 69.1 percent in 1994. The percentage of blacks increased from 11.7 to 13.1 percent. The percentage of Asians increased from 8.1 percent to 9.4 percent. The percentage of Hispanics increased from 7.4 percent to 7.6 percent.

## *... Percentage of Elderly Residents Grows*

The elderly, ages 65 and over, are 12 percent of the population, up two percentage points from 1990. On the other hand, the percentage of children under 18 years old remains stable at about one-quarter of the County's population, as it was in 1990.

## *... Need for Daycare Continues*

Daycare remains an important issue for children and some of the elderly. In both 1987 and 1994, 40 percent of children ages 15 and under require full- or part-time daycare. Of these children, 7 percent are receiving some unpaid child care and their families say that additional care is needed. Of adults age 65 and over, 5 percent receive full- or part-time daycare, slightly lower than the 7 percent in 1987. Over 60 percent of the elderly requiring daycare receive unpaid daycare services, one-fifth of these are reported to need additional care.

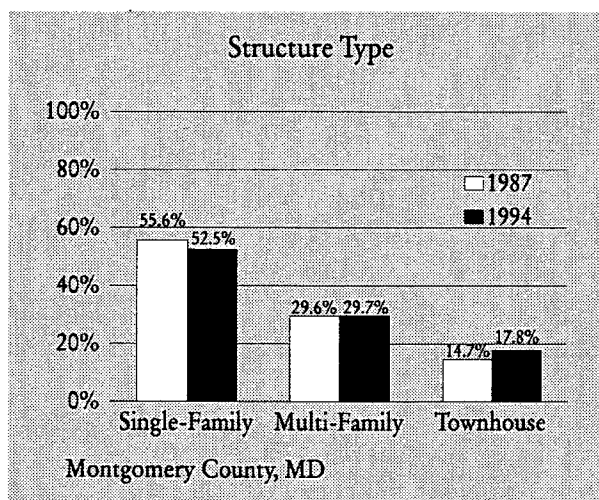
## Households

Several major trends emerge from a review of the characteristics of households in 1994. Townhouses continue to command an increasing share of the housing stock and are generally replacing small single-family detached housing as starter homes. The aging of the population is reflected in the increases in homeownership, income, and length of residence at the current address. The County's greater racial and ethnic diversity has not changed this trend nor has it altered the composition of households.

### *... Homeownership Is Dominant*

72 percent of Montgomery County households own their own homes, compared to 70 percent in 1987. While this change is too small to indicate a statistically reliable increase, it points toward the continuing ability of a large majority of County residents to own their own dwellings.

### *... More Households Live in Townhouses*



30 percent of households live in apartments or condominiums while 52 percent live in single-family detached houses. About 18 percent live in townhouses. The 1987 Census Update Survey also showed 30 percent of households in apartments or condominiums, and 56 percent in single-family detached houses, but only 15 percent in townhouses.

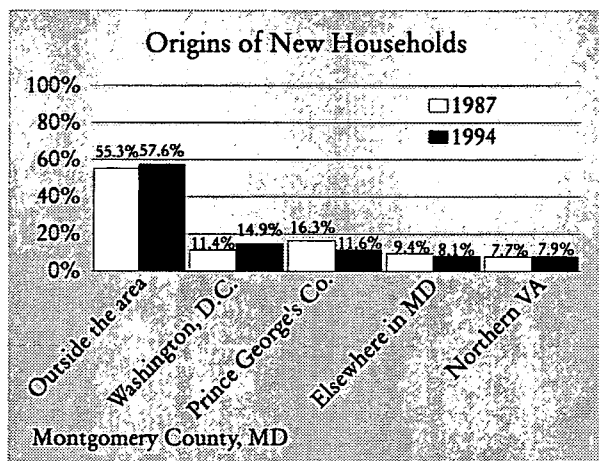
### *... Household Composition Has Not Changed*

In 1994, as in 1987, married-couple families comprise 64 percent of the County's households, single parents almost 9 percent, and nonfamily households 26 percent.

### *... More Households Live in Montgomery County for at Least Five Years*

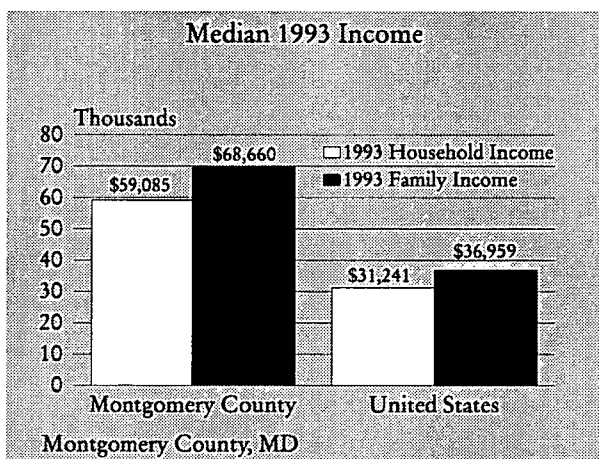
In 1994, 78 percent reported living in the County for 5 years or more, compared to 72 percent in 1987. 13 percent came from outside the metropolitan area, a decrease from 15 percent in 1987.

## ... The Majority of New Households Come from Outside the Region



In both 1987 and 1994, more than half of Montgomery County's new households moved to the County from outside the Washington, D.C. area. Movers from the city of Washington, D.C. increased four percentage points, from 11 percent to 15 percent during this period, while movers from Prince George's County decreased four percentage points, from 16 to 12 percent. Other changes were slight.

## ... Montgomery County Households Are Affluent



The County's 1993 median household income is \$59,085, compared to \$31,241 for the nation. The median for family households in the County is \$68,660. The median for non-families is slightly more than half that, \$38,160. About 18 percent of Montgomery County households earned less than \$30,000 in 1993, whereas just over 21 percent earned \$100,000 or more. Almost 4 percent earned over \$200,000.

## ... County Households With a Foreign-Born Head or Spouse Also Have High Incomes

The median income of households with a foreign-born head or spouse was \$53,670, 41 percent higher than the national median for all households.

## Foreign-Born Head of Household or Spouse

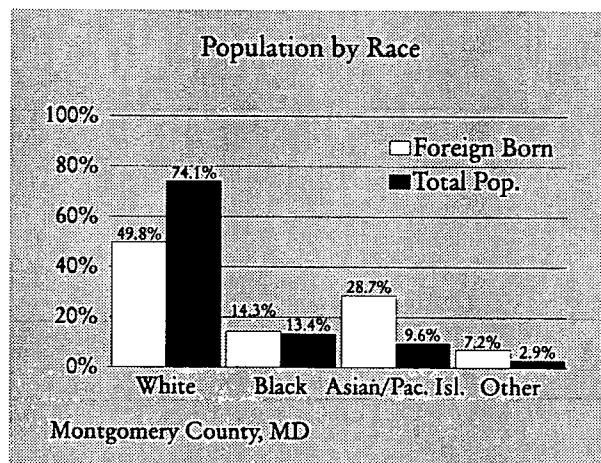
The Census Update Survey compiles information about members of households in which the head of a household or spouse is born outside of the United States. Both households of related individuals, predominantly married couples, and unrelated individuals, including one-person households, are included. The survey data is not an estimate of the foreign born population living in the County, such as that found in the 1990 U.S. Census, but people in households with a foreign born head or spouse. For instance, the head or spouse may be foreign born, but their children may have been born in the United States. This survey question was initiated in 1994. Collecting foreign born data was constrained by the space limitations of the survey form.

The population of foreign born households differs from the general population: they are younger, more diverse, and have more children. Adult members of these households also hold more doctoral degrees than the average household.

### *... Many County Residents Were Born Abroad*

24 percent of County households answered "yes" when asked if the head of the household or spouse was born outside the United States. This reflects both recent immigration and the cosmopolitan nature of the Washington metropolitan area.

### *... Foreign Born Households Are Diverse*

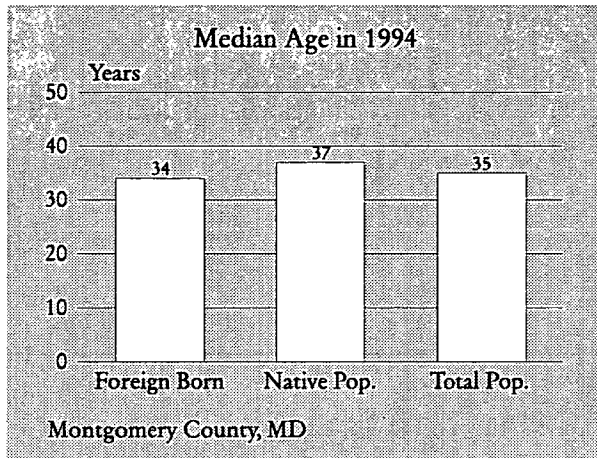


Almost half of the population of households with a foreign born head or spouse are white and almost 30 percent are Asian. In Montgomery County, the next largest group, 7.2 percent chose "Other" to describe their race. Most of these also indicated that they are Hispanic.

### *... Hispanics Make Up a Large Share of Foreign Born Households*

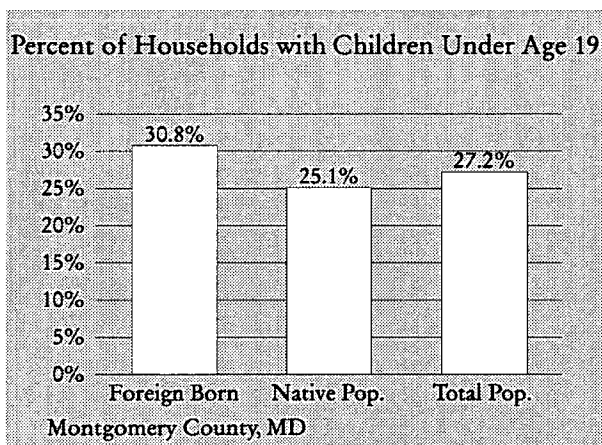
Almost 19 percent of the population in households with a foreign born head or spouse is Hispanic, while Hispanics constitute less than 8 percent of the total population.

### ... Foreign Born Households Are Younger



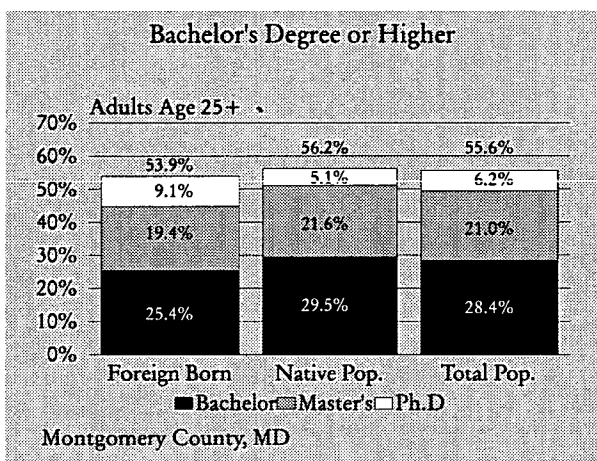
The median age of residents of households with a foreign born head or spouse is 34 years, compared to 37 years for the native born population and 35 years for the total population.

### ... Foreign Born Households Have More Children



Almost 31 percent of the population in foreign born households is aged 19 and younger, compared to 25 percent of the native born population and 27 percent of the total population.

### ... Adults in Foreign Born Households Are Well Educated



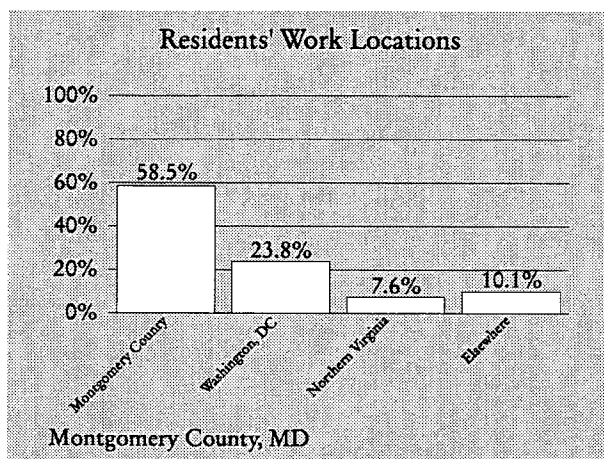
Adults age 25 and over in foreign born households report a slightly lower percentage of bachelor's degrees than the total population, 54 percent compared to 56 percent. However, they also report a higher percentage of Ph.D.s, 9 percent compared to 6 percent of the total population.

## Employment

The lack of change in County residents' employment patterns between 1987 and 1994 appears to reflect the general slowdown in the County's economy due to the recession and a slight loss of jobs. Members of households with foreign born heads or spouses work in about the same proportions as the general population.

Employment statistics measure the employment status of County residents age 16 and older. Employment patterns are calculated for those persons of the appropriate age who report working full- or part-time.

### *... Most Employed County Residents Work in the County*



Almost 60 percent of the County's working residents have jobs in the County. 24 percent work in Washington, D.C. This distribution is unchanged from 1987. The remaining major employment locations are: Virginia, 8 percent; Prince George's County, 5 percent; and elsewhere in Maryland, 4 percent.

### *... Bethesda and the I-270 Corridor Employ Many County Residents*

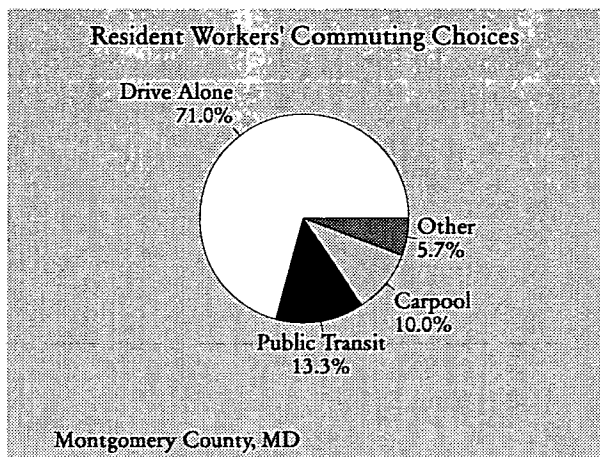
Within the County, Bethesda-Chevy Chase, Rockville, and Gaithersburg are the primary employment locations for County residents. Rockville and Bethesda-Chevy Chase each employ about 13 percent of all employed County residents, while Gaithersburg employs about 10 percent.

### *... County Residents Join Work-at-Home Trend*

About 10 percent of employed county residents worked at home at least one day in the week prior to the survey. 5 percent work only at home.



### *... Commuting Patterns Have Not Changed*



71 percent of County residents who commute drove alone to their jobs on the most recent work day, while 10 percent carpooled, 13 percent took transit, and 6 percent walked, bicycled, or worked at home.

### *... Metrorail Commuters Drive to Station*

Almost half of those who use Metrorail drive to the station. 27 percent walk and 23 percent take the bus.

### *... Most Adults in Foreign Born Households Work*

72 percent of persons age 16 and older who are residents of households with a foreign born head or spouse are employed full- or part-time. This percentage mirrors the County-wide pattern. More workers from households with foreign born heads or spouses work in a retail setting and fewer in offices than County workers in general.

# Montgomery County

## APPENDIX 1994 Census Update Survey

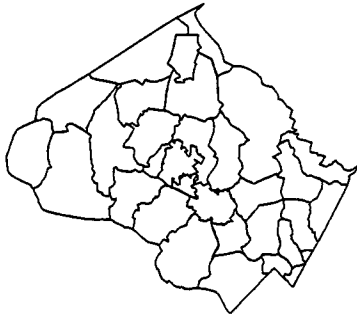
Est. Land Area in Sq.Mi. = 491.9		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	Household Population	469,700	147,050	132,500	46,350	795,600
	% Female	51.0%	53.3%	55.7%	59.9%	52.8%
	Age Distribution:					
	% 0-4 Years Old	7.0%	10.2%	7.8%	3.6%	7.5%
	% 5-17 Years Old	19.5%	19.4%	14.7%	6.9%	17.9%
	% 18-29 Years Old	10.0%	13.5%	24.6%	16.8%	13.5%
	% 30-44 Years Old	24.9%	33.6%	30.7%	22.6%	27.4%
	% 45-64 Years Old	26.0%	17.7%	14.5%	18.8%	22.1%
	% 65-74 Years Old	8.5%	3.7%	4.2%	14.1%	7.2%
	% Over 74 Years Old	4.0%	1.9%	3.6%	17.2%	4.3%
	Average Age	36.8	31.2	32.2	47.1	35.6
	Race:					
	% White	81.9%	68.8%	55.6%	63.7%	74.1%
	% Black	6.8%	15.6%	29.7%	27.8%	13.4%
	% Asian or Pacific Islander	9.6%	10.7%	9.6%	6.3%	9.6%
	% Other	1.7%	4.9%	5.1%	2.2%	2.9%
	% Hispanic Origin <sup>1</sup>	5.2%	9.9%	14.3%	6.3%	7.6%
L A B O R  F O R C E	Educational Attainment:					
	Persons 25 Years and Older	315,640	95,880	89,040	38,100	538,660
	% Less than High School Diploma	6.9%	7.2%	12.0%	9.9%	8.0%
	% High School Graduate	33.0%	40.7%	44.5%	38.8%	36.5%
	% Bachelor's Degree	28.7%	31.1%	25.4%	25.7%	28.4%
	% Grad, Professional or Doctoral	31.4%	20.9%	18.1%	25.7%	27.1%
	Number of Employed Residents <sup>2</sup>	248,780	85,545	81,015	23,485	438,825
	% Females Who Are Employed <sup>2</sup>	62.7%	74.3%	72.6%	50.9%	65.6%
	Women with Children Under Age 6	34,540	15,900	10,850	1,630	62,920
	% Employed <sup>2</sup>	65.6%	65.6%	67.6%	54.5%	65.7%
	Employer:					
	% Private for Profit	47.6%	54.1%	55.9%	49.5%	50.4%
	% Private not for Profit	11.7%	11.6%	13.7%	13.7%	12.1%
	% Self-Employed	13.7%	8.6%	6.2%	8.5%	11.2%
	% Government	27.0%	25.7%	24.2%	28.3%	26.4%
	Work Location:					
	% In the County	57.6%	62.9%	61.1%	44.5%	58.5%
	% Inside the Beltway	18.3%	16.6%	21.6%	26.4%	18.9%
	% Outside the Beltway	39.3%	46.3%	39.5%	18.1%	39.6%
	% Elsewhere in Maryland	9.3%	9.4%	8.4%	8.1%	9.1%
	% to Washington, D.C.	24.0%	18.6%	24.2%	39.0%	23.8%
	% to Virginia	8.1%	7.9%	5.4%	7.3%	7.6%
	Work Trip:					
	% Driving	83.2%	85.3%	74.5%	60.5%	81.0%
	% Alone	73.8%	74.6%	62.6%	54.0%	71.0%
	% Carpool	9.4%	10.7%	11.9%	6.5%	10.0%
	% Public Transit or Rail	10.5%	10.6%	20.6%	31.0%	13.3%
	% Walk/Bicycle/Other	1.6%	1.2%	3.7%	6.8%	2.2%
	Access to Metrorail:					
	% Car	58.0%	60.5%	37.3%	9.3%	48.7%
	% Ride-On/Metrobus	18.2%	26.1%	34.7%	13.8%	22.5%
	% Walk/Bicycle	22.4%	13.3%	27.1%	74.8%	28.0%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Montgomery County (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	157,000	53,200	60,900	28,200	299,300
	<b>% Total Households by Structure Type</b>	52.5%	17.8%	20.3%	9.4%	100.0%
	<b>Average Household Size</b>	2.99	2.76	2.17	1.64	2.65
	<b>Tenure:</b>					
	% Rental	6.2%	14.1%	76.3%	72.6%	27.9%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,285	\$955	\$686	\$721	\$1,150
	Renters	\$1,071	\$877	\$687	\$828	\$783
	<b>% in Same Home 5 Years Ago</b>	70.9%	47.9%	27.4%	40.3%	55.7%
	<b>Median Years in Same Home</b>	10	5	3	4	7
	<b>Average Age of Household Head</b>	51.8	43.4	42.2	54.6	48.6
	<b>% Households with Foreign Born Head or Spouse</b>	21.5%	25.4%	26.9%	25.7%	23.6%
	<b>Households by Type:</b>					
	% Family Households	86.7%	76.0%	58.2%	39.2%	74.5%
	% Married-Couple	78.6%	63.2%	42.2%	32.0%	64.1%
	% Single-Parent	6.7%	11.2%	13.0%	4.9%	8.6%
	% Nonfamily Households	13.3%	23.9%	41.7%	60.9%	25.5%
	% Householder Living Alone	11.4%	20.3%	36.4%	57.3%	22.4%
	<b>Persons in Households:</b>					
	% 1 Person	11.4%	20.3%	36.4%	57.3%	22.4%
	% 2 Persons	33.8%	30.5%	33.0%	29.3%	32.6%
	% 3 Persons	20.8%	19.8%	15.9%	8.3%	18.4%
	% 4 Persons	20.4%	17.7%	9.0%	3.2%	16.0%
	% 5+ Persons	13.6%	11.6%	5.8%	2.0%	10.6%
	<b>Average Number of Bedrooms</b>	3.8	3.0	1.9	1.6	3.1
	<b>% of Households with Computers</b>	56.4%	50.5%	29.8%	25.0%	47.0%
I N C O M E	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	2.6%	2.8%	11.1%	14.5%	5.4%
	% \$15,000 to \$29,999	7.3%	8.8%	26.5%	23.4%	12.7%
	% \$30,000 to \$49,999	14.5%	25.9%	35.9%	28.4%	21.9%
	% \$50,000 to \$69,999	18.3%	30.3%	16.0%	16.0%	19.8%
	% \$70,000 to \$99,999	23.8%	20.7%	8.1%	10.1%	19.0%
	% \$100,000+	33.5%	11.5%	2.3%	7.6%	21.2%
	<b>1993 Median Household Income</b>	\$77,375	\$57,350	\$35,590	\$37,685	\$59,085
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	21.3%	24.9%	23.7%	19.0%	22.2%
	% Renters	34.9%	39.0%	46.5%	56.7%	47.0%

\* Insufficient data for reliable estimates.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.

---

# Acknowledgements

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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

The Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910-3760



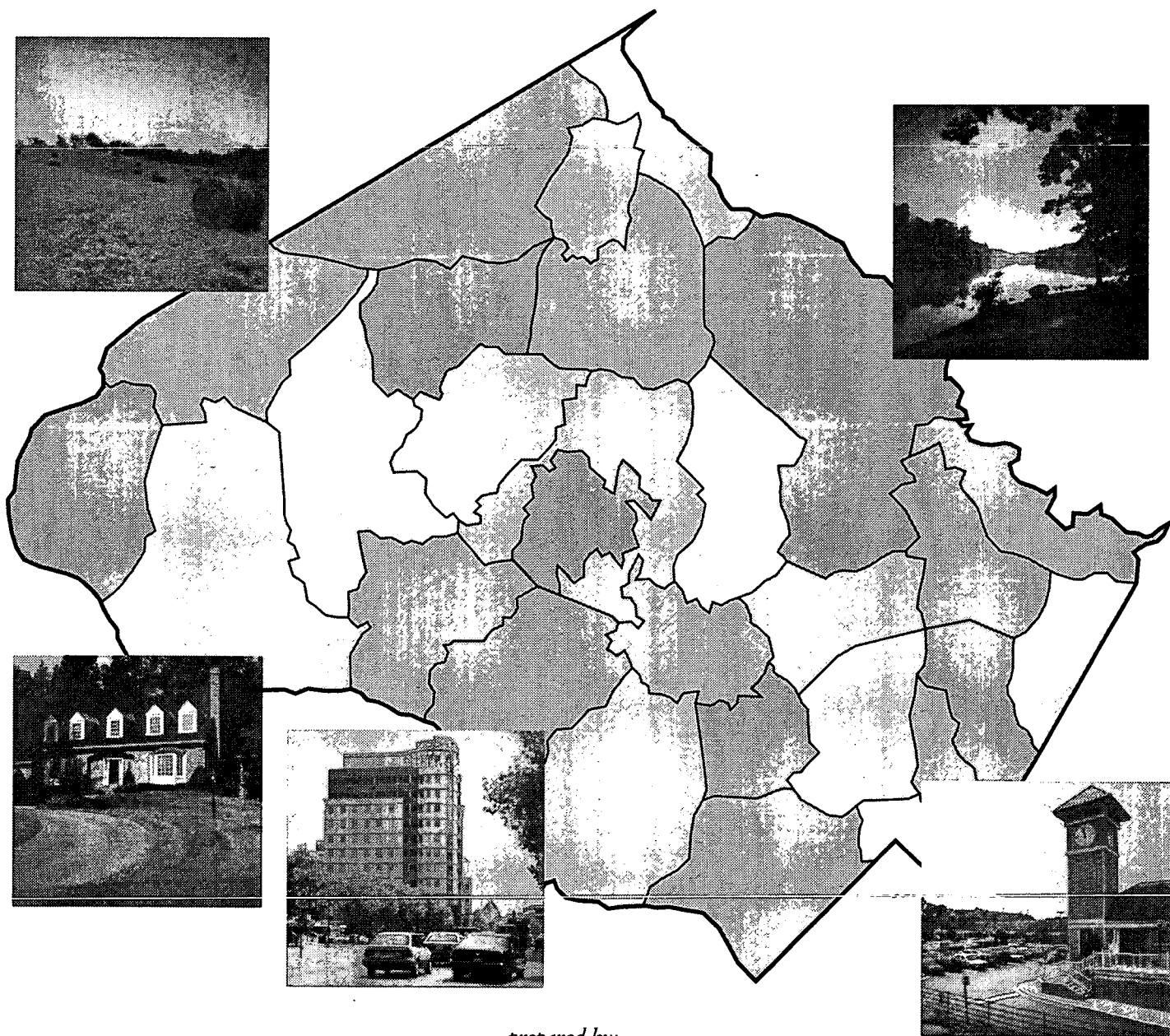
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HIGHLIGHTS 1994

1994 Census Update Survey

# Planning Area Profiles

DEMOGRAPHIC DATA BY AREA AND STRUCTURE TYPE



*prepared by:*

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

The Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

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## Technical Report

November 1995



# *Planning Area Profiles*

DEMOGRAPHIC DATA BY AREA AND  
STRUCTURE TYPE

*prepared by:*

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

The Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910-3760

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# Abstract

**TITLE** 1994 Planning Area Profiles: Demographic Data by Area and Structure Type

**AUTHOR** The Maryland-National Capital Park and Planning Commission

**SUBJECT** Demographic profiles by housing structure type describing planning areas in Montgomery County, Maryland. Data are from the 1994 Census Update Survey conducted by the Montgomery County Planning Board.

**DATE** November 1995

**PLANNING AGENCY** The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring, MD 20910-3760

**NUMBER OF PAGES** 56

**ABSTRACT** Tabular demographic profiles of Montgomery County's planning areas are reported by four housing structure types: single-family detached, townhouse, garden apartment, and high-rise apartment. The two-page tables for each area and the County detail population, employment, housing, and income data collected from the 1994 Census Update Survey. Definitions of the data items found in the table as well as a map of the planning areas are included.



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# The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority covers most of Montgomery and Prince George's Counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

## The Commission has three major functions:

1. The preparation, adoption, and, from time to time, amendment or extension of the *General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*.
2. The acquisition, development, operation, and maintenance of a public park system.
3. In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e., large print materials, assistive listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

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# *1994 Planning Area Profiles: Demographic Data by Area and Structure Type*

## Introduction

The following profiles present key demographic data from the 1994 Census Update Survey describing planning areas in Montgomery County, Maryland. Survey data are reported for four housing structure types in each planning area where they exist: single-family detached, townhouse, garden apartment, and high-rise apartment. Groups of rural planning areas around Damascus and Poolesville are combined to yield adequate survey results for reliable estimates. A schematic map outlining the planning area boundaries is included.

The two-page tables for each area and the County detail population, employment, housing, and income data collected in the summer of 1994. At the top of each profile is the estimated land area in square miles for each planning area.<sup>1</sup> The population sections on the first page include: estimated residential population, age distribution, race, Hispanic origin, educational attainment, employment, and commuting data. The household data on the second page cover: structure type, tenure, mobility, household type, household size, income, and housing costs. Definitions of the data items listed in the tables precede the planning area profiles.

The *1994 Planning Area Profiles* have been expanded from earlier profiles to include additional data items and increased detail within categories. Also, the results of two new questions are shown. These items are the percentage of households with either a foreign born head or spouse and the percentage of households with computers. It should be noted that data describing some small subpopulations are not reported in instances where there are insufficient survey returns for a reliable estimate. For such occurrences, suppressed data items are reported as asterisks within the tables. For example, in a planning area with a low percentage of Metrorail commuters there may be very few returned surveys answering the question about how a commuter reached the Metrorail station. Usually, responses from at least ten households are needed for reporting survey results.

The population and housing data reported in the tables are compiled from the 1994 Census Update Survey conducted by the Montgomery County Planning Board. The Census Update Survey updates the decennial U.S. Census figures and measures the demographic changes occurring during the decade. The 1994 Census Update Survey is the sixth in a historical series of household surveys conducted since 1974. During the summer of 1994, approximately 26,000 survey forms were mailed to a stratified, random sample of Montgomery County households. About 67 percent of the sampled households returned the form, representing 5.3 percent of the County households.

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<sup>1</sup> Parts of the Potomac and Patuxent Rivers fall within Montgomery County's borders but are not included in these estimates. The County's western boundary is the Virginia shoreline.

## Definition of Data Items

**Access to Metrorail:** of employed residents who use Metrorail or other rail, the primary method used to get to the station on the most recent workday preceding the survey. Data may not be reported in areas that have a low percentage of Metrorail commuters because there may be too few returned survey forms for a reliable estimate.

**Age Distribution:** the percent distribution of the household population across the following age cohorts: 0-4, 5-17, 18-29, 30-44, 45-64, 65-74, and 75 and older.

**Average Age:** the average age of the household population. As the large cohort of "baby boomers" has aged over the past decade, the average age in the County has crept up and is expected to do so well into the next century.

**Average Age of Household Head:** the average age of those who identified themselves as householder on the survey form.

**Average Household Size:** the average number of people living in a household. Average household size is calculated by dividing the household population by the number of households.

**Average Monthly Housing Costs:** the average monthly housing costs for owners and renters. Owners' cost include principal, interest, taxes, and insurance.

**Average Number of Bedrooms:** the typical number of bedrooms in a house. The comparison of the average number of bedrooms to average household size may be an indicator of overcrowding.

**Educational Attainment:** the highest level of education completed by persons ages 25 and older. The "% High School Graduate" category includes individuals with associate degrees or some college but no degree. Those with some graduate training, but no professional degree are included in "% Bachelor's Degree."

**Employer:** the type of employer of residents, ages 16 and older, who are employed full- or part-time. If an individual has more than one job, the primary employer is reported. "Self-employed" is a separate classification for the first time in 1994.

**Estimated Land Area in Square Miles:** the total square miles of land in the County excluding water. Parts of the Potomac and Patuxent Rivers fall within Montgomery County's borders but are not included in these estimates. The land area figures are the best estimates currently available and are subject to revision. The area estimate may be used to calculate population density by dividing the total population by land area.

**% Female:** the percentage of females in the household population. The population is usually roughly evenly split between the sexes. A higher percentage of females may indicate a large proportion of elderly living in the area.

**% Females Who Are Employed:** the percentage of women, ages 16 and older, employed full- or part-time. Also known as the "female labor force participation rate."

**% Hispanic Origin:** the percent of the household population indicating Spanish or Hispanic descent. It is important to note that persons of Hispanic origin may be of any race.

**1993 Household Income Distribution:** the respondent's estimate of the combined total 1993 pre-tax income of all persons in the household. Income from all sources is included. Low-income households may be underreported due to the typically lower survey response rate of such households.

**Household Population:** the estimated number of people living in households in July 1994. This does not include persons living in group quarters such as jails, college dormitories, nursing homes, etc.

**% of Households with Computers:** the percentage of households with at least one personal computer. This question was added to the survey in 1994.

**% Households with Foreign Born Head of Spouse:** the percentage of households where either the householder or spouse was born outside of the United States. This is not an estimate of foreign born population and it is not comparable to the 1990 U.S. Census data.

**% Households Spending More than 25% of Income on Housing:** an indicator of the housing cost burden facing a household. Housing costs are considered burdensome when the proportion of annual housing costs to household income is greater than 25 percent.

**Households by Type:** the designation of households as either "family" or "nonfamily." A family household includes a householder and one or more persons who are related to the householder by birth, marriage, or adoption. A family household may also include nonrelatives living with family. Two family types are highlighted, married-couple and single-parent. A nonfamily household includes a householder living alone or a group of unrelated individuals.

**1993 Median Household Income:** the 1993 household income value for which half of the incomes are above this midpoint and the other half fall below.

**Median Years in Same Home:** the median number of years a household has lived in the present house or apartment. This and the previous measure are indicators of the degree of stability in the community.

**Number of Employed Residents:** the number of persons, ages 16 and older, employed full- or part-time.

**Persons in Households:** the percentage of households by household size from one person through five or more persons.

**Race:** the self-classification by the respondents according to the race with which they most closely identify. The racial categories used in the survey are White, Black (African American), Asian or Pacific Islander, and Other. The "Other" category includes American Indians and write-in entries such as multi-racial, multi-ethnic, or Hispanic origin groups; the majority of people who chose "Other" are Hispanic. It is important to note that persons of Hispanic origin may be of any race and the percentage is reported as a separate data item, "% Hispanic Origin."

**% in Same Home 5 Years Ago:** the percentage of households which had not moved since April 1989.

**Tenure: % Rental:** the percentage of households renting their residence.

**% Total Households by Structure Type:** the percentage distribution of occupied housing units by structure type in July 1994. The four categories are:  
(1) single-family detached house; (2) townhouse, duplex, or multi-plex unit;  
(3) garden apartment building, i.e., a low-rise, non-elevator apartment building with three or more units; and (4) high-rise, elevator apartment building. Structure type does not distinguish between renter and owner occupancy.

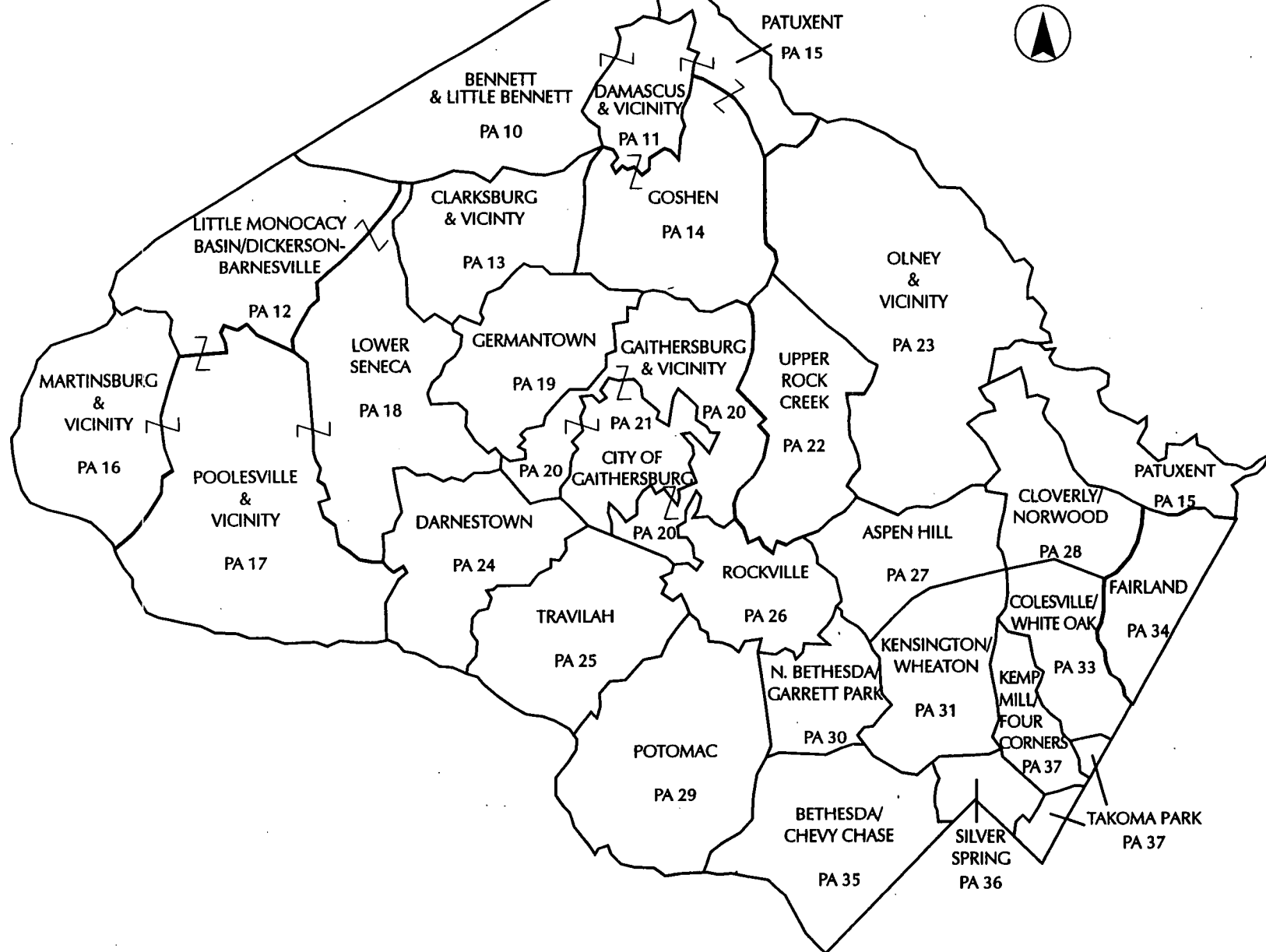
**Women with Children Under Age 6 - % Employed:** the percentage of women with children under the age of 6 who are employed full- or part-time. This is one indicator of the need for day care resources.

**Work Location:** the percent of employed residents commuting within the County (inside and outside the Beltway), elsewhere in Maryland, Washington, D.C., or Virginia. Persons with more than one place of work reported the location at which the most time was spent during the week preceding the survey. The categories listed may not sum to 100 percent because the small percentage of workers who reported commutes outside of the area is not included in the table.

**Work Trip:** the main mode of transportation used to go to work on the most recent workday preceding the survey. The categories listed may not sum to 100 percent because the small percentage of persons who worked at home are not shown in the table.

# Planning Area Map

## Montgomery County, Maryland





Est. Land Area in Sq.Mi. = 491.9		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	Household Population	469,700	147,050	132,500	46,350	795,600
	% Female	51.0%	53.3%	55.7%	59.9%	52.8%
	Age Distribution:					
	% 0-4 Years Old	7.0%	10.2%	7.8%	3.6%	7.5%
	% 5-17 Years Old	19.5%	19.4%	14.7%	6.9%	17.9%
	% 18-29 Years Old	10.0%	13.5%	24.6%	16.8%	13.5%
	% 30-44 Years Old	24.9%	33.6%	30.7%	22.6%	27.4%
	% 45-64 Years Old	26.0%	17.7%	14.5%	18.8%	22.1%
	% 65-74 Years Old	8.5%	3.7%	4.2%	14.1%	7.2%
	% Over 74 Years Old	4.0%	1.9%	3.6%	17.2%	4.3%
	Average Age	36.8	31.2	32.2	47.1	35.6
	Race:					
	% White	81.9%	68.8%	55.6%	63.7%	74.1%
	% Black	6.8%	15.6%	29.7%	27.8%	13.4%
	% Asian or Pacific Islander	9.6%	10.7%	9.6%	6.3%	9.6%
	% Other	1.7%	4.9%	5.1%	2.2%	2.9%
	% Hispanic Origin <sup>1</sup>	5.2%	9.9%	14.3%	6.3%	7.6%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	315,640	95,880	89,040	38,100	538,660
	% Less than High School Diploma	6.9%	7.2%	12.0%	9.9%	8.0%
	% High School Graduate	33.0%	40.7%	44.5%	38.8%	36.5%
	% Bachelor's Degree	28.7%	31.1%	25.4%	25.7%	28.4%
	% Grad, Professional or Doctoral	31.4%	20.9%	18.1%	25.7%	27.1%
	Number of Employed Residents <sup>2</sup>	248,780	85,545	81,015	23,485	438,825
	% Females Who Are Employed <sup>2</sup>	62.7%	74.3%	72.6%	50.9%	65.6%
	Women with Children Under Age 6	34,540	15,900	10,850	1,630	62,920
	% Employed <sup>2</sup>	65.6%	65.6%	67.6%	54.5%	65.7%
	Employer:					
	% Private for Profit	47.6%	54.1%	55.9%	49.5%	50.4%
	% Private not for Profit	11.7%	11.6%	13.7%	13.7%	12.1%
	% Self-Employed	13.7%	8.6%	6.2%	8.5%	11.2%
	% Government	27.0%	25.7%	24.2%	28.3%	26.4%
	Work Location:					
	% In the County	57.6%	62.9%	61.1%	44.5%	58.5%
	% Inside the Beltway	18.3%	16.6%	21.6%	26.4%	18.9%
	% Outside the Beltway	39.3%	46.3%	39.5%	18.1%	39.6%
	% Elsewhere in Maryland	9.3%	9.4%	8.4%	8.1%	9.1%
	% to Washington, D.C.	24.0%	18.6%	24.2%	39.0%	23.8%
	% to Virginia	8.1%	7.9%	5.4%	7.3%	7.6%
	Work Trip:					
	% Driving	83.2%	85.3%	74.5%	60.5%	81.0%
	% Alone	73.8%	74.6%	62.6%	54.0%	71.0%
	% Carpool	9.4%	10.7%	11.9%	6.5%	10.0%
	% Public Transit or Rail	10.5%	10.6%	20.6%	31.0%	13.3%
	% Walk/Bicycle/Other	1.6%	1.2%	3.7%	6.8%	2.2%
	Access to Metrorail:					
	% Car	58.0%	60.5%	37.3%	9.3%	48.7%
	% Ride-On/Metrobus	18.2%	26.1%	34.7%	13.8%	22.5%
	% Walk/Bicycle	22.4%	13.3%	27.1%	74.8%	28.0%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Montgomery County (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	157,000	53,200	60,900	28,200	299,300
	% Total Households by Structure Type	52.5%	17.8%	20.3%	9.4%	100.0%
	Average Household Size	2.99	2.76	2.17	1.64	2.65
	Tenure:					
	% Rental	6.2%	14.1%	76.3%	72.6%	27.9%
	Average Monthly Housing Costs:					
	Homeowners	\$1,285	\$955	\$686	\$721	\$1,150
	Renters	\$1,071	\$877	\$687	\$828	\$783
	% in Same Home 5 Years Ago	70.9%	47.9%	27.4%	40.3%	55.7%
	Median Years in Same Home	10	5	3	4	7
	Average Age of Household Head	51.8	43.4	42.2	54.6	48.6
	% Households with Foreign Born Head or Spouse	21.5%	25.4%	26.9%	25.7%	23.6%
	Households by Type:					
	% Family Households	86.7%	76.0%	58.2%	39.2%	74.5%
	% Married-Couple	78.6%	63.2%	42.2%	32.0%	64.1%
	% Single-Parent	6.7%	11.2%	13.0%	4.9%	8.6%
	% Nonfamily Households	13.3%	23.9%	41.7%	60.9%	25.5%
	% Householder Living Alone	11.4%	20.3%	36.4%	57.3%	22.4%
	Persons in Households:					
	% 1 Person	11.4%	20.3%	36.4%	57.3%	22.4%
	% 2 Persons	33.8%	30.5%	33.0%	29.3%	32.6%
	% 3 Persons	20.8%	19.8%	15.9%	8.3%	18.4%
	% 4 Persons	20.4%	17.7%	9.0%	3.2%	16.0%
	% 5+ Persons	13.6%	11.6%	5.8%	2.0%	10.6%
	Average Number of Bedrooms	3.8	3.0	1.9	1.6	3.1
	% of Households with Computers	56.4%	50.5%	29.8%	25.0%	47.0%
I N C O M E	1993 Household Income Distribution:					
	% Under \$15,000	2.6%	2.8%	11.1%	14.5%	5.4%
	% \$15,000 to \$29,999	7.3%	8.8%	26.5%	23.4%	12.7%
	% \$30,000 to \$49,999	14.5%	25.9%	35.9%	28.4%	21.9%
	% \$50,000 to \$69,999	18.3%	30.3%	16.0%	16.0%	19.8%
	% \$70,000 to \$99,999	23.8%	20.7%	8.1%	10.1%	19.0%
	% \$100,000+	33.5%	11.5%	2.3%	7.6%	21.2%
	1993 Median Household Income	\$77,375	\$57,350	\$35,590	\$37,685	\$59,085
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	21.3%	24.9%	23.7%	19.0%	22.2%
	% Renters	34.9%	39.0%	46.5%	56.7%	47.0%

\* Insufficient data for reliable estimates.

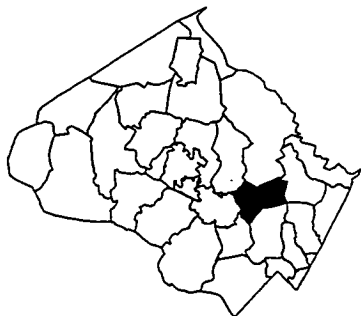
Planning Area 27		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq. Mi. = 13.0						
P O P U L A T I O N	Household Population	27,775	9,835	15,970	3,255	56,835
	% Female	51.2%	56.4%	58.3%	59.5%	54.6%
	Age Distribution:					
	% 0-4 Years Old	5.1%	9.1%	6.5%	1.7%	6.0%
	% 5-17 Years Old	16.8%	12.9%	15.7%	4.5%	15.1%
	% 18-29 Years Old	9.3%	8.0%	21.4%	6.9%	12.3%
	% 30-44 Years Old	26.1%	30.0%	28.5%	13.6%	26.7%
	% 45-64 Years Old	28.1%	15.3%	15.4%	9.7%	21.3%
	% 65-74 Years Old	11.2%	11.1%	5.6%	26.1%	10.5%
	% Over 74 Years Old	3.4%	13.6%	6.9%	37.6%	8.1%
	Average Age	39.6	41.3	34.8	60.9	39.8
	Race:					
	% White	80.8%	74.9%	51.6%	69.3%	70.9%
	% Black	6.7%	9.7%	31.0%	27.0%	15.3%
	% Asian or Pacific Islander	9.6%	11.4%	10.0%	0.7%	9.5%
	% Other	3.0%	3.9%	7.4%	3.0%	4.4%
	% Hispanic Origin <sup>1</sup>	5.1%	14.0%	16.9%	3.5%	9.9%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	19,720	7,320	10,620	2,970	40,630
	% Less than High School Diploma	6.9%	8.2%	13.0%	14.1%	9.2%
	% High School Graduate	44.0%	44.4%	52.8%	51.9%	46.8%
	% Bachelor's Degree	30.7%	30.3%	20.7%	20.0%	27.4%
	% Grad, Professional or Doctoral	18.4%	17.1%	13.5%	13.9%	16.6%
	Number of Employed Residents <sup>2</sup>	15,150	4,805	8,880	980	29,815
	% Females Who Are Employed <sup>2</sup>	63.1%	56.3%	67.8%	29.8%	60.8%
	Women with Children Under Age 6	1,680	1,130	1,470	55	4,335
	% Employed <sup>2</sup>	76.2%	58.6%	83.0%	*	73.1%
	Employer:					
	% Private for Profit	53.3%	53.7%	62.1%	80.8%	56.7%
	% Private not for Profit	8.5%	12.2%	11.6%	3.6%	9.8%
	% Self-Employed	12.8%	11.8%	5.6%	4.8%	10.4%
	% Government	25.4%	22.3%	20.8%	10.8%	23.2%
	Work Location:					
	% In the County	67.5%	59.7%	62.3%	61.6%	64.7%
	% Inside the Beltway	18.7%	22.1%	22.2%	38.9%	20.9%
	% Outside the Beltway	48.8%	37.6%	40.1%	22.7%	43.8%
	% Elsewhere in Maryland	8.7%	12.4%	10.2%	21.0%	10.1%
	% to Washington, D.C.	15.2%	16.3%	24.1%	15.0%	17.9%
	% to Virginia	7.6%	10.4%	3.4%	2.4%	6.7%
	Work Trip:					
	% Driving	86.4%	87.1%	78.2%	75.9%	84.0%
	% Alone	76.4%	72.2%	62.5%	63.1%	71.5%
	% Carpool	10.0%	14.9%	15.7%	12.8%	12.5%
	% Public Transit or Rail	7.5%	8.3%	18.6%	22.8%	11.2%
	% Walk/Bicycle/Other	1.2%	1.2%	2.2%		1.4%
	Access to Metrorail:					
	% Car	88.3%	53.2%	65.4%	*	75.0%
	% Ride-On/Metrobus	11.7%	38.0%	34.6%	*	23.4%
	% Walk/Bicycle		8.8%		*	1.5%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Aspen Hill (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	9,670	4,260	7,215	1,975	23,120
	% Total Households by Structure Type	41.8%	18.4%	31.2%	8.5%	100.0%
	Average Household Size	2.88	2.33	2.21	1.65	2.46
	Tenure:					
	% Rental	5.9%	9.1%	68.6%	36.7%	28.6%
	Average Monthly Housing Costs:					
	Homeowners	\$932	\$833	\$526	\$534	\$823
	Renters	\$985	\$927	\$689	\$729	\$733
	% in Same Home 5 Years Ago	75.8%	49.5%	32.2%	47.0%	55.5%
	Median Years in Same Home	16	6	3	5	7
	Average Age of Household Head	52.7	54.4	47.1	67.5	52.5
	% Households with Foreign Born Head or Spouse	19.4%	23.4%	30.3%	20.2%	23.4%
	Households by Type:					
	% Family Households	88.0%	60.9%	59.3%	55.5%	71.3%
	% Married-Couple	78.8%	50.9%	43.1%	50.5%	60.0%
	% Single-Parent	7.5%	6.3%	14.0%	2.4%	8.9%
	% Nonfamily Households	12.0%	39.1%	40.7%	44.5%	28.7%
	% Householder Living Alone	10.1%	38.3%	36.2%	43.6%	26.3%
	Persons in Households:					
	% 1 Person	10.1%	38.3%	36.2%	43.6%	26.3%
I N C O M E	% 2 Persons	40.2%	28.4%	29.9%	48.0%	35.5%
	% 3 Persons	19.4%	14.3%	18.6%	8.3%	17.2%
	% 4 Persons	19.1%	10.8%	9.2%		12.8%
	% 5+ Persons	11.3%	8.2%	6.1%		8.1%
	Average Number of Bedrooms	3.9	2.8	1.9	1.9	2.9
	% of Households with Computers	53.6%	36.6%	21.7%	12.1%	37.0%
	1993 Household Income Distribution:					
	% Under \$15,000	2.3%	1.8%	17.4%	9.8%	7.3%
	% \$15,000 to \$29,999	9.7%	15.9%	32.2%	31.4%	19.3%
	% \$30,000 to \$49,999	18.3%	29.7%	32.3%	26.1%	25.2%
	% \$50,000 to \$69,999	21.5%	23.8%	11.0%	15.8%	18.3%
	% \$70,000 to \$99,999	23.3%	22.3%	5.1%	9.6%	16.6%
	% \$100,000+	25.0%	6.5%	2.1%	7.3%	13.3%
	1993 Median Household Income	\$68,785	\$51,410	\$30,165	\$37,085	\$48,560
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	16.1%	32.5%	27.8%	16.0%	21.7%
	% Renters	29.4%	23.1%	61.0%	74.0%	57.4%

\* Insufficient data for reliable estimates.

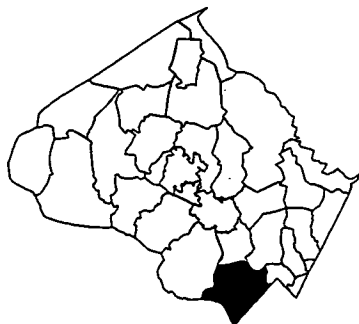
Planning Area 35		SINGLE-	TOWN-	GARDEN	HIGH-	ALL
Est. Land Area in Sq.Mi. = 20.1		FAMILY	HOUSE	APT.	RISE	TYPES
DETACHED						
P O P U L A T I O N	Household Population	60,625	2,220	5,425	11,035	79,305
	% Female	51.3%	51.3%	53.8%	59.9%	52.7%
	Age Distribution:					
	% 0-4 Years Old	6.0%	2.7%	5.5%	1.2%	5.2%
	% 5-17 Years Old	18.5%	8.9%	11.7%	2.6%	15.5%
	% 18-29 Years Old	8.3%	13.4%	26.3%	15.6%	10.7%
	% 30-44 Years Old	20.4%	22.8%	26.3%	22.1%	21.1%
	% 45-64 Years Old	29.4%	40.4%	11.7%	25.3%	27.9%
	% 65-74 Years Old	10.9%	10.0%	8.8%	17.4%	11.7%
	% Over 74 Years Old	6.6%	1.8%	9.8%	15.7%	7.9%
	Average Age	40.1	43.4	37.5	50.7	41.5
	Race:					
	% White	93.3%	92.1%	72.4%	88.2%	91.2%
	% Black	1.9%	1.1%	15.0%	3.5%	3.0%
	% Asian or Pacific Islander	4.3%	6.8%	8.7%	7.5%	5.1%
	% Other	0.5%		3.8%	0.9%	0.7%
	% Hispanic Origin <sup>1</sup>	3.6%	3.4%	9.6%	6.9%	4.5%
	Educational Attainment:					
	Persons 25 Years and Older	42,680	1,870	3,970	10,020	58,540
	% Less than High School Diploma	3.3%	3.5%	3.4%	4.5%	3.5%
	% High School Graduate	20.3%	16.4%	32.4%	29.7%	22.5%
	% Bachelor's Degree	30.0%	29.1%	27.8%	29.4%	29.7%
	% Grad, Professional or Doctoral	46.4%	51.0%	36.4%	36.5%	44.3%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	30,470	1,620	3,400	6,285	41,775
	% Females Who Are Employed <sup>2</sup>	57.1%	85.8%	68.5%	52.9%	3
	Women with Children Under Age 6	3,695	70	230	120	4,115
	% Employed <sup>2</sup>	59.0%	*	*	*	57.8%
	Employer:					
	% Private for Profit	41.9%	46.7%	50.7%	48.8%	43.8%
	% Private not for Profit	15.4%	15.1%	14.0%	15.0%	15.2%
	% Self-Employed	17.9%	6.6%	10.8%	10.4%	15.9%
	% Government	24.7%	31.7%	24.4%	25.8%	25.1%
	Work Location:					
	% In the County	41.5%	48.6%	50.8%	44.5%	43.0%
	% Inside the Beltway	30.1%	36.8%	37.2%	31.2%	31.1%
	% Outside the Beltway	11.4%	11.8%	13.6%	13.3%	11.9%
	% Elsewhere in Maryland	4.0%	4.9%	5.6%	6.2%	4.5%
	% to Washington, D.C.	44.5%	37.1%	37.8%	41.1%	43.3%
	% to Virginia	8.8%	8.3%	5.2%	7.9%	8.4%
	Work Trip:					
	% Driving	72.4%	86.0%	57.0%	55.6%	69.3%
	% Alone	62.5%	75.3%	48.0%	50.9%	60.2%
	% Carpool	9.9%	10.7%	9.0%	4.7%	9.1%
	% Public Transit or Rail	16.2%	10.8%	25.8%	29.8%	18.7%
	% Walk/Bicycle/Other	2.8%	1.4%	15.2%	13.1%	5.1%
	Access to Metrorail:					
	% Car	35.1%	*	6.2%	5.6%	25.1%
	% Ride-On/Metrobus	24.6%	*	7.8%	9.8%	19.7%
	% Walk/Bicycle	40.3%	*	86.0%	78.8%	53.9%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Bethesda/Chevy Chase (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	22,265	1,110	2,940	7,595	33,910
	% Total Households by Structure Type	65.7%	3.3%	8.7%	22.4%	100.0%
	Average Household Size	2.71	2.01	1.84	1.45	2.33
	Tenure:					
	% Rental	7.4%	15.0%	79.4%	62.8%	26.2%
	Average Monthly Housing Costs:					
	Homeowners	\$1,548	\$1,272	\$842	\$910	\$1,450
	Renters	\$1,508	\$1,096	\$738	\$1,048	\$1,037
	% in Same Home 5 Years Ago	74.4%	49.8%	33.7%	40.2%	62.9%
	Median Years in Same Home	14	5	3	4	10
	Average Age of Household Head	55.8	51.2	46.5	53.8	54.4
	% Households with Foreign Born Head or Spouse	20.8%	20.0%	32.7%	26.5%	23.0%
	Households by Type:					
	% Family Households	84.2%	67.6%	51.4%	37.0%	70.3%
	% Married-Couple	73.0%	54.0%	36.3%	30.2%	59.7%
	% Single-Parent	7.2%	8.4%	4.5%	2.4%	6.0%
	% Nonfamily Households	18.4%	37.3%	59.1%	66.0%	33.2%
	% Householder Living Alone	15.8%	32.4%	48.6%	63.0%	29.7%
	Persons in Households:					
	% 1 Person	15.8%	32.4%	48.6%	63.0%	29.7%
	% 2 Persons	37.6%	47.1%	34.7%	29.7%	35.9%
	% 3 Persons	20.1%	12.8%	9.2%	6.3%	15.8%
	% 4 Persons	16.4%	2.4%	4.6%	1.0%	11.4%
	% 5+ Persons	10.2%	5.4%	2.9%		7.1%
	Average Number of Bedrooms	3.8	2.8	1.8	1.5	3.1
	% of Households with Computers	56.8%	53.4%	34.5%	30.8%	49.0%
I N C O M E	1993 Household Income Distribution:					
	% Under \$15,000	1.7%		8.9%	6.3%	3.3%
	% \$15,000 to \$29,999	5.2%	5.5%	19.6%	12.4%	8.0%
	% \$30,000 to \$49,999	10.0%	9.0%	37.7%	32.0%	17.1%
	% \$50,000 to \$69,999	14.2%	26.3%	19.2%	18.5%	16.0%
	% \$70,000 to \$99,999	17.4%	23.4%	8.1%	15.1%	16.3%
	% \$100,000+	51.4%	35.9%	6.5%	15.7%	39.3%
	1993 Median Household Income	\$102,120	\$82,240	\$39,690	\$49,430	\$77,715
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	17.4%	10.9%	23.5%	23.8%	18.0%
	% Renters	47.0%	36.8%	37.8%	54.0%	48.0%

\* Insufficient data for reliable estimates.

# Clarksburg & Vicinity

1994 Census Update Survey

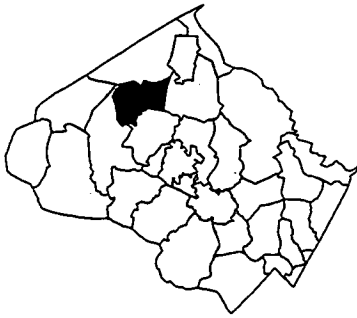
Planning Area 13		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 15.4						
P O P U L A T I O N	Household Population	1,935				1,935
	% Female	48.3%				48.3%
	Age Distribution:					
	% 0-4 Years Old	11.9%				11.9%
	% 5-17 Years Old	18.1%				18.1%
	% 18-29 Years Old	12.2%				12.2%
	% 30-44 Years Old	22.0%				22.0%
	% 45-64 Years Old	27.8%				27.8%
	% 65-74 Years Old	4.9%				4.9%
	% Over 74 Years Old	3.0%				3.0%
	Average Age	33.8				33.8
	Race:					
	% White	86.7%				86.7%
	% Black	8.0%				8.0%
	% Asian or Pacific Islander	5.0%				5.0%
	% Other	0.3%				0.3%
	% Hispanic Origin <sup>1</sup>					
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	1,245				1,245
	% Less than High School Diploma	14.5%				14.5%
	% High School Graduate	40.1%				40.1%
	% Bachelor's Degree	24.5%				24.5%
	% Grad, Professional or Doctoral	20.9%				20.9%
	Number of Employed Residents <sup>2</sup>	950				950
	% Females Who Are Employed <sup>2</sup>	54.7%				54.7%
	Women with Children Under Age 6	230				230
	% Employed <sup>2</sup>	43.6%				43.6%
	Employer:					
	% Private for Profit	51.0%				51.0%
	% Private not for Profit	10.1%				10.1%
	% Self-Employed	12.0%				12.0%
	% Government	26.9%				26.9%
	Work Location:					
	% In the County	76.0%				76.0%
	% Inside the Beltway	5.4%				5.4%
	% Outside the Beltway	70.6%				70.6%
	% Elsewhere in Maryland	8.4%				8.4%
	% to Washington, D.C.	8.2%				8.2%
	% to Virginia	7.4%				7.4%
	Work Trip:					
	% Driving	87.8%				87.8%
	% Alone	78.1%				78.1%
	% Carpool	9.7%				9.7%
	% Public Transit or Rail	3.7%				3.7%
	% Walk/Bicycle/Other					
	Access to Metrorail:					
	% Car	*				*
	% Ride-On/Metrobus	*				*
	% Walk/Bicycle	*				*

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Clarksburg & Vicinity (Cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	625				625
	<b>% Total Households by Structure Type</b>	100.0%				100.0%
	<b>Average Household Size</b>	3.10				3.10
	<b>Tenure:</b>					
	% Rental	3.0%				3.0%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,193				\$1,193
	Renters	*				*
	<b>% in Same Home 5 Years Ago</b>	74.7%				74.7%
	<b>Median Years in Same Home</b>	15				15
	<b>Average Age of Household Head</b>	50.3				50.3
	<b>% Households with Foreign Born Head or Spouse</b>	10.3%				10.3%
	<b>Households by Type:</b>					
	% Family Households	84.9%				84.9%
	% Married—Couple	77.1%				77.1%
	% Single—Parent	8.6%				8.6%
	% Nonfamily Households	15.1%				15.1%
	% Householder Living Alone	14.0%				14.0%
	<b>Persons in Households:</b>					
	% 1 Person	14.0%				14.0%
	% 2 Persons	29.7%				29.7%
	% 3 Persons	13.2%				13.2%
	% 4 Persons	22.0%				22.0%
	% 5+ Persons	21.1%				21.1%
	<b>Average Number of Bedrooms</b>	3.8				3.8
	<b>% of Households with Computers</b>	57.1%				57.1%
I N C O M E	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	1.3%				1.3%
	% \$15,000 to \$29,999	8.3%				8.3%
	% \$30,000 to \$49,999	15.5%				15.5%
	% \$50,000 to \$69,999	16.5%				16.5%
	% \$70,000 to \$99,999	25.2%				25.2%
	% \$100,000+	32.7%				32.7%
	<b>1993 Median Household Income</b>	\$79,080				\$79,080
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	21.7%				21.7%
	% Renters	*				*

\* Insufficient data for reliable estimates.



# Cloverly/Norwood

1994 Census Update Survey

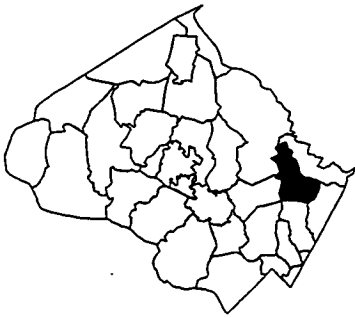
Planning Area 28		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 13.5						
P O P U L A T I O N	Household Population	14,035	2,105	115		16,255
	% Female	51.0%	51.5%	71.5%		51.2%
	Age Distribution:					
	% 0-4 Years Old	5.4%	12.7%			6.3%
	% 5-17 Years Old	22.5%	20.6%			22.1%
	% 18-29 Years Old	10.0%	15.5%			10.7%
	% 30-44 Years Old	23.4%	34.1%			24.7%
	% 45-64 Years Old	29.4%	15.1%			27.3%
	% 65-74 Years Old	6.5%	1.6%	9.3%		5.8%
	% Over 74 Years Old	2.8%	0.4%	90.7%		3.1%
	Average Age	36.0	27.9	81.2		35.2
	Race:					
	% White	77.6%	36.0%	100.0%		72.4%
	% Black	8.4%	26.2%			10.7%
	% Asian or Pacific Islander	13.2%	34.1%			15.8%
	% Other	0.7%	3.7%			1.1%
	% Hispanic Origin <sup>1</sup>	2.7%	6.2%			3.1%
L A B O R  F O R C E	Educational Attainment:					
	Persons 25 Years and Older	9,095	1,265	115		10,475
	% Less than High School Diploma	6.1%	6.8%	9.5%		6.2%
	% High School Graduate	37.9%	50.4%	9.5%		39.0%
	% Bachelor's Degree	27.8%	26.0%	56.9%		27.9%
	% Grad, Professional or Doctoral	28.3%	16.8%	24.0%		26.8%
	Number of Employed Residents <sup>2</sup>	7,440	1,665			9,105
	% Females Who Are Employed <sup>2</sup>	63.6%	73.1%			63.8%
	Women with Children Under Age 6	770	330			1,100
	% Employed <sup>2</sup>	59.8%	57.1%			59.0%
	Employer:					
	% Private for Profit	42.4%	52.4%			43.7%
	% Private not for Profit	8.5%	13.2%			9.2%
	% Self-Employed	16.8%	11.7%			16.1%
	% Government	32.2%	22.6%			31.0%
	Work Location:					
	% In the County	48.6%	57.4%			49.7%
	% Inside the Beltway	12.1%	25.9%			13.9%
	% Outside the Beltway	36.5%	31.5%			35.8%
	% Elsewhere in Maryland	20.7%	13.3%			19.7%
	% to Washington, D.C.	22.6%	22.1%			22.6%
	% to Virginia	7.2%	7.2%			7.2%
	Work Trip:					
	% Driving	89.0%	86.6%			88.7%
	% Alone	78.6%	81.1%			78.9%
	% Carpool	10.4%	5.5%			9.8%
	% Public Transit or Rail	6.0%	10.7%			6.7%
	% Walk/Bicycle/Other	1.5%				1.3%
	Access to Metrorail:					
	% Car	74.5%	*			70.8%
	% Ride-On/Metrobus	10.0%	*			15.6%
	% Walk/Bicycle	15.5%	*			13.6%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, February 1996.



## Cloverly/Norwood (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	4,385	670	100		5,155
	<b>% Total Households by Structure Type</b>	85.1%	13.0%	2.0%		100.0%
	<b>Average Household Size</b>	3.20	3.15	1.17		3.15
	<b>Tenure:</b>					
	% Rental	1.3%	20.8%	100.0%		5.1%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,309	\$932			\$1,262
	Renters	*	*	\$580		\$721
	<b>% in Same Home 5 Years Ago</b>	77.2%	40.2%	50.1%		71.7%
	<b>Median Years in Same Home</b>	10	4	9		9
	<b>Average Age of Household Head</b>	50.2	40.3	82.2		49.6
	<b>% Households with Foreign Born Head or Spouse</b>	25.4%	37.8%	11.1%		26.7%
	<b>Households by Type:</b>					
	Family Households	92.5%	84.6%	16.6%		89.9%
	% Married-Couple	86.0%	63.4%	16.6%		81.7%
	% Single-Parent	6.1%	20.0%			7.8%
	Nonfamily Households	7.5%	15.4%	83.4%		10.1%
	% Householder Living Alone	6.4%	14.4%	83.4%		9.0%
	<b>Persons in Households:</b>					
	1 Person	6.4%	14.4%	83.4%		9.0%
	2 Persons	29.2%	22.0%	16.6%		28.1%
	3 Persons	27.1%	29.9%			26.9%
	4 Persons	20.7%	20.2%			20.3%
	5+ Persons	16.5%	13.4%			15.8%
	<b>Average Number of Bedrooms</b>	4.0	3.0	1.0		3.8
	<b>% of Households with Computers</b>	58.5%	43.6%	*		55.5%
I N C O M E	<b>1993 Household Income Distribution:</b>					
	Under \$15,000	2.2%	2.8%	*		2.4%
	\$15,000 to \$29,999	2.9%	18.6%	*		6.7%
	\$30,000 to \$49,999	11.5%	30.8%	*		14.4%
	\$50,000 to \$69,999	18.1%	25.5%	*		18.7%
	\$70,000 to \$99,999	30.1%	20.0%	*		28.0%
	\$100,000+	35.3%	2.2%	*		29.8%
	<b>1993 Median Household income</b>	\$84,630	\$48,313	\$20,982		\$79,241
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	18.7%	38.9%			21.3%
	% Renters	*	*	50.3%		31.7%

\* Insufficient data for reliable estimates.

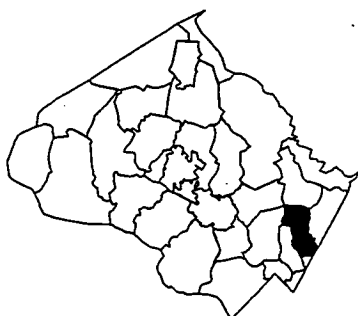
Planning Area 33		SINGLE-	TOWN-	GARDEN	HIGH-	ALL
Est. Land Area in Sq.Mi. = 10.4		FAMILY DETACHED	HOUSE	APT.	RISE	TYPES
P O P U L A T I O N	Household Population	19,830	2,360	5,660	4,640	32,490
	% Female	51.4%	50.6%	57.3%	52.5%	52.5%
	Age Distribution:					
	% 0-4 Years Old	4.4%	12.1%	8.3%	5.5%	5.8%
	% 5-17 Years Old	16.2%	9.3%	17.0%	17.7%	16.1%
	% 18-29 Years Old	11.0%	13.6%	20.9%	19.5%	14.1%
	% 30-44 Years Old	18.0%	39.4%	32.9%	29.3%	23.7%
	% 45-64 Years Old	30.2%	21.8%	14.2%	15.8%	24.8%
	% 65-74 Years Old	14.2%	3.1%	3.3%	6.4%	10.4%
	% Over 74 Years Old	6.0%	0.6%	3.4%	5.6%	5.1%
	Average Age	42.1	33.3	31.7	34.8	38.6
	Race:					
	% White	69.2%	82.7%	35.8%	28.7%	58.8%
	% Black	17.4%	15.8%	46.4%	59.3%	28.1%
	% Asian or Pacific Islander	12.0%	1.5%	12.2%	9.0%	10.8%
	% Other	1.4%		5.6%	3.1%	2.3%
	% Hispanic Origin <sup>1</sup>	4.4%	5.6%	15.5%	6.9%	6.8%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	14,400	1,750	3,760	3,125	23,035
	% Less than High School Diploma	7.6%	1.6%	15.6%	10.4%	8.7%
	% High School Graduate	33.1%	23.0%	45.0%	50.9%	36.1%
	% Bachelor's Degree	28.9%	41.2%	28.5%	22.4%	29.1%
	% Grad, Professional or Doctoral	30.4%	34.2%	10.8%	16.3%	26.1%
	Number of Employed Residents <sup>2</sup>	10,445	1,560	3,530	2,550	18,085
	% Females Who Are Employed <sup>2</sup>	58.5%	81.4%	76.5%	65.8%	64.3%
	Women with Children Under Age 6	825	245	460	330	1,860
	% Employed <sup>2</sup>	78.6%	68.7%	65.4%	*	73.3%
	Employer:					
	% Private for Profit	41.4%	39.3%	50.4%	54.5%	44.3%
	% Private not for Profit	13.2%	17.2%	15.2%	10.0%	13.6%
	% Self-Employed	14.5%	16.6%	5.5%	7.4%	12.3%
	% Government	30.9%	26.9%	28.9%	28.0%	29.9%
	Work Location:					
	% In the County	47.4%	50.9%	45.2%	44.2%	46.9%
	% Inside the Beltway	16.9%	24.3%	21.1%	18.6%	18.5%
	% Outside the Beltway	30.5%	26.6%	24.1%	25.6%	28.4%
	% Elsewhere in Maryland	19.5%	6.7%	12.7%	10.3%	16.0%
	% to Washington, D.C.	25.7%	33.2%	34.6%	38.0%	29.5%
	% to Virginia	6.5%	9.3%	6.1%	5.9%	6.7%
	Work Trip:					
	% Driving	84.6%	81.8%	74.8%	76.3%	81.6%
	% Alone	74.3%	69.4%	61.1%	65.7%	70.4%
	% Carpool	10.3%	12.4%	13.7%	10.6%	11.2%
	% Public Transit or Rail	8.7%	16.0%	23.0%	20.0%	13.3%
	% Walk/Bicycle/Other	1.8%		2.2%	3.7%	1.9%
	Access to Metrorail:					
	% Car	57.7%	*	27.4%	*	40.8%
	% Ride-On/Metrobus	39.2%	*	66.4%	*	54.3%
	% Walk/Bicycle		*	6.3%	*	3.6%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Colesville/White Oak (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	7,075	940	2,610	1,745	12,370
	% Total Households by Structure Type	57.2%	7.6%	21.1%	14.1%	100.0%
	Average Household Size	2.80	2.49	2.17	2.65	2.62
	Tenure:					
	% Rental	2.6%	11.8%	93.4%	100.0%	35.8%
	Average Monthly Housing Costs:					
	Homeowners	\$1,026	\$1,052	\$667		\$1,021
	Renters	*	*	\$694	\$808	\$753
	% in Same Home 5 Years Ago	76.2%	37.8%	30.4%	39.6%	59.7%
	Median Years in Same Home	16	5	3	3	8
	Average Age of Household Head	56.4	43.9	42.3	46.4	51.1
	% Households with Foreign Born Head or Spouse	22.8%	24.2%	28.0%	37.6%	25.7%
	Households by Type:					
	% Family Households	90.3%	75.7%	59.6%	66.6%	79.3%
	% Married-Couple	80.9%	67.3%	37.3%	39.3%	64.8%
	% Single-Parent	8.3%	8.4%	18.5%	20.2%	12.1%
	% Nonfamily Households	9.7%	24.3%	40.4%	33.4%	20.7%
	% Householder Living Alone	8.8%	16.9%	35.7%	25.7%	17.5%
I N C O M E	Persons in Households:					
	% 1 Person	8.8%	16.9%	35.7%	25.7%	17.5%
	% 2 Persons	47.4%	44.9%	32.6%	27.5%	41.3%
	% 3 Persons	16.2%	16.7%	15.9%	21.3%	16.9%
	% 4 Persons	16.6%	16.8%	11.7%	13.7%	15.1%
	% 5+ Persons	11.0%	4.7%	4.1%	11.8%	9.2%
	Average Number of Bedrooms	3.9	3.1	1.8	2.1	3.2
	% of Households with Computers	54.2%	65.1%	26.6%	21.2%	44.6%
	1993 Household Income Distribution:					
	% Under \$15,000	3.2%		10.3%	7.2%	4.9%
	% \$15,000 to \$29,999	11.3%	3.8%	30.1%	23.1%	15.9%
	% \$30,000 to \$49,999	15.5%	15.0%	36.9%	33.9%	22.1%
	% \$50,000 to \$69,999	15.7%	39.2%	17.2%	20.5%	18.4%
	% \$70,000 to \$99,999	27.3%	27.3%	4.0%	13.3%	20.8%
	% \$100,000+	27.1%	14.8%	1.5%	2.0%	17.8%
	1993 Median Household Income	\$73,445	\$65,080	\$34,280	\$42,035	\$55,495
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	19.2%	19.4%	9.6%		19.0%
	% Renters	*	*	47.7%	44.3%	48.3%

\* Insufficient data for reliable estimates.

# Damascus & Vicinity

1994 Census Update Survey

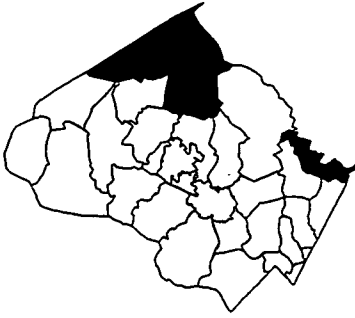
Planning Areas 10, 11, 14, 15		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 80.7						
P O P U L A T I O N	Household Population	24,810	2,430	460		27,700
	% Female	50.6%	53.9%	56.8%		51.0%
	Age Distribution:					
	% 0-4 Years Old	8.1%	15.7%	15.5%		8.9%
	% 5-17 Years Old	23.7%	23.0%	12.1%		23.4%
	% 18-29 Years Old	9.2%	13.5%	22.8%		9.8%
	% 30-44 Years Old	26.6%	39.3%	27.8%		27.7%
	% 45-64 Years Old	24.2%	7.6%	18.7%		22.7%
	% 65-74 Years Old	5.7%		*		5.1%
	% Over 74 Years Old	2.6%	0.9%	*		2.4%
	Average Age	33.5	24.7	29.7		32.7
	Race:					
	% White	90.9%	85.7%	97.0%		90.6%
	% Black	3.6%	11.6%	3.0%		4.3%
	% Asian or Pacific Islander	2.8%	2.0%			2.6%
	% Other	2.7%	0.6%			2.5%
	% Hispanic Origin <sup>1</sup>	5.0%	2.3%	2.9%		4.7%
	Educational Attainment:					
	Persons 25 Years and Older	15,560	1,390	335		17,285
	% Less than High School Diploma	9.3%	11.7%	23.0%		9.8%
	% High School Graduate	44.0%	54.1%	54.5%		45.0%
	% Bachelor's Degree	27.1%	24.8%	22.5%		26.8%
	% Grad, Professional or Doctoral	19.6%	9.4%			18.4%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	13,235	1,300	260		14,795
	% Females Who Are Employed <sup>2</sup>	67.2%	74.4%	66.0%		67.8%
	Women with Children Under Age 6	1,860	350	60		2,270
	% Employed <sup>2</sup>	66.8%	56.1%	*		65.4%
	Employer:					
	% Private for Profit	53.9%	59.4%	76.4%		54.8%
	% Private not for Profit	7.9%	8.5%	6.2%		7.9%
	% Self-Employed	12.4%	9.2%			11.9%
	% Government	25.8%	22.9%	17.4%		25.4%
	Work Location:					
	% In the County	73.0%	70.2%	87.0%		72.9%
	% Inside the Beltway	10.5%	12.6%	6.7%		10.6%
	% Outside the Beltway	62.5%	57.6%	80.3%		62.3%
	% Elsewhere in Maryland	13.4%	12.8%	6.7%		13.3%
	% to Washington, D.C.	8.0%	8.9%			7.9%
	% to Virginia	4.8%	6.7%	6.4%		5.0%
	Work Trip:					
	% Driving	90.4%	90.2%	93.3%		90.5%
	% Alone	82.0%	83.0%	80.0%		82.1%
	% Carpool	8.4%	7.2%	13.3%		8.4%
	% Public Transit or Rail	4.7%	6.4%			4.8%
	% Walk/Bicycle/Other	0.9%				0.8%
	Access to Metrorail:					
	% Car	86.5%	*	*		85.3%
	% Ride-On/Metrobus	13.5%	*	*		14.7%
	% Walk/Bicycle		*	*		*

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Damascus & Vicinity (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	7,685	850	220		8,755
	<b>% Total Households by Structure Type</b>	87.8%	9.7%	2.5%		100.0%
	<b>Average Household Size</b>	3.22	2.88	2.08		3.16
	<b>Tenure:</b>					
	% Rental	4.7%	14.2%	40.5%		6.5%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,242	\$832	*		\$1,194
	Renters	\$715	\$737	*		\$681
	<b>% in Same Home 5 Years Ago</b>	69.9%	42.0%	42.3%		66.5%
	<b>Median Years in Same Home</b>	9	5	5		8
	<b>Average Age of Household Head</b>	49.2	37.4	40.9		47.9
	<b>% Households with Foreign Born Head or Spouse</b>	10.5%	10.5%			10.2%
	<b>Households by Type:</b>					
	% Family Households	90.7%	82.1%	42.9%		88.6%
	% Married-Couple	84.3%	60.4%	34.8%		80.9%
	% Single-Parent	5.4%	19.5%	11.8%		6.9%
	% Nonfamily Households	9.3%	17.9%	57.1%		11.4%
	% Householder Living Alone	8.4%	15.3%	44.0%		10.0%
	<b>Persons in Households:</b>					
	% 1 Person	8.4%	15.3%	44.0%		10.0%
	% 2 Persons	29.8%	26.1%	29.5%		29.4%
	% 3 Persons	22.2%	28.6%	7.1%		22.5%
	% 4 Persons	21.4%	18.4%	13.6%		20.9%
	% 5+ Persons	18.2%	11.6%	5.7%		17.3%
	<b>Average Number of Bedrooms</b>	3.8	2.9	2.1		3.7
	<b>% of Households with Computers</b>	55.3%	40.4%	11.9%		52.7%
I N C O M E	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	3.0%	4.1%	46.6%		4.1%
	% \$15,000 to \$29,999	7.5%	12.5%	14.0%		8.2%
	% \$30,000 to \$49,999	17.9%	38.2%	23.5%		20.1%
	% \$50,000 to \$69,999	18.1%	32.6%	8.7%		19.3%
	% \$70,000 to \$99,999	27.2%	11.1%	7.1%		25.1%
	% \$100,000+	26.4%	1.6%			23.2%
	<b>1993 Median Household Income</b>	\$72,710	\$47,670	\$26,100		\$67,360
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	21.9%	33.8%	*		23.2%
	% Renters	10.3%	32.2%	*		19.9%

\* Insufficient data for reliable estimates.

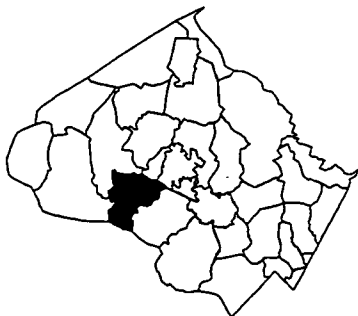
Planning Area 24		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 17.3						
P O P U L A T I O N	Household Population	9,595	1,435			11,030
	% Female	50.9%	48.4%			50.6%
	Age Distribution:					
	% 0-4 Years Old	6.1%	10.0%			6.6%
	% 5-17 Years Old	26.5%	26.5%			26.5%
	% 18-29 Years Old	9.2%	15.5%			10.0%
	% 30-44 Years Old	24.0%	27.9%			24.5%
	% 45-64 Years Old	28.2%	17.0%			26.8%
	% 65-74 Years Old	3.8%	1.1%			3.5%
	% Over 74 Years Old	2.2%	1.9%			2.2%
	Average Age	33.3	27.6			32.6
	Race:					
	% White	82.0%	58.1%			78.9%
	% Black	4.8%	19.1%			6.7%
	% Asian or Pacific Islander	12.6%	19.8%			13.5%
	% Other	0.6%	2.9%			0.9%
	% Hispanic Origin <sup>1</sup>	4.4%	5.5%			4.5%
	Educational Attainment:					
	Persons 25 Years and Older	5,805	835			6,640
	% Less than High School Diploma	5.2%	9.4%			5.7%
	% High School Graduate	28.7%	37.5%			29.7%
	% Bachelor's Degree	33.6%	26.5%			32.8%
	% Grad, Professional or Doctoral	32.5%	26.6%			31.8%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	5,100	810			5,910
	% Females Who Are Employed <sup>2</sup>	65.0%	84.3%			67.3%
	Women with Children Under Age 6	635	145			780
	% Employed <sup>2</sup>	56.9%	72.9%			59.8%
	Employer:					
	% Private for Profit	56.2%	56.9%			56.3%
	% Private not for Profit	7.5%	8.7%			7.7%
	% Self-Employed	12.2%	11.9%			12.2%
	% Government	24.1%	22.5%			23.9%
	Work Location:					
	% In the County	69.1%	65.5%			68.6%
	% Inside the Beltway	12.3%	8.9%			11.8%
	% Outside the Beltway	56.8%	56.6%			56.8%
	% Elsewhere in Maryland	5.1%	8.7%			5.5%
	% to Washington, D.C.	15.4%	16.3%			15.5%
	% to Virginia	9.5%	7.6%			9.2%
	Work Trip:					
	% Driving	91.2%	86.7%			90.6%
	% Alone	80.8%	65.5%			78.8%
	% Carpool	10.4%	21.2%			11.8%
	% Public Transit or Rail	3.8%	6.5%			4.2%
	% Walk/Bicycle/Other	1.1%	1.4%			1.1%
	Access to Metrorail:					
	% Car	*	*			*
	% Ride-On/Metrobus	*	*			*
	% Walk/Bicycle	*	*			*

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Darnestown (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	2,810	480			3,290
	<b>% Total Households by Structure Type</b>	85.4%	14.6%			100.0%
	<b>Average Household Size</b>	3.41	3.03			3.35
	<b>Tenure:</b>					
	% Rental	1.5%	20.2%			4.2%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,790	\$1,123			\$1,708
	Renters	*	\$836			\$919
	<b>% in Same Home 5 Years Ago</b>	62.1%	27.9%			57.3%
	<b>Median Years in Same Home</b>	7	4			6
	<b>Average Age of Household Head</b>	48.7	40.1			47.5
	<b>% Households with Foreign Born Head or Spouse</b>	19.8%	28.2%			21.0%
	<b>Households by Type:</b>					
	% Family Households	94.7%	80.3%			92.6%
	% Married-Couple	89.7%	57.3%			84.9%
	% Single-Parent	4.2%	21.7%			6.8%
	% Nonfamily Households	5.3%	19.7%			7.4%
	% Householder Living Alone	4.1%	14.6%			5.6%
	<b>Persons in Households:</b>					
	% 1 Person	4.1%	14.6%			5.6%
	% 2 Persons	22.9%	26.8%			23.4%
	% 3 Persons	25.0%	25.1%			25.0%
	% 4 Persons	29.8%	11.9%			27.2%
	% 5+ Persons	18.2%	21.6%			18.7%
	<b>Average Number of Bedrooms</b>	4.3	3.2			4.2
	<b>% of Households with Computers</b>	71.0%	53.2%			68.4%
I N C O M E	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	1.2%	8.6%			2.3%
	% \$15,000 to \$29,999	3.3%	9.7%			4.3%
	% \$30,000 to \$49,999	6.0%	21.8%			8.3%
	% \$50,000 to \$69,999	12.1%	35.3%			15.5%
	% \$70,000 to \$99,999	23.9%	12.2%			22.2%
	% \$100,000+	53.5%	12.4%			47.4%
	<b>1993 Median Household income</b>	\$103,475	\$54,875			\$97,565
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	25.0%	26.4%			25.1%
	% Renters	*	49.2%			46.4%

\* Insufficient data for reliable estimates.



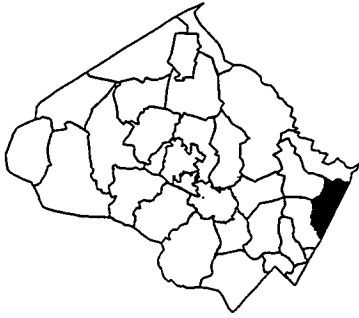
Planning Area 34		SINGLE-				
Est. Land Area in Sq.Mi. = 10.3		FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	Household Population	12,795	12,675	9,480	420	35,370
	% Female	52.6%	53.1%	58.2%	61.8%	54.4%
	Age Distribution:					
	% 0-4 Years Old	7.9%	12.5%	7.3%	1.8%	9.3%
	% 5-17 Years Old	23.3%	15.9%	17.1%	7.9%	18.8%
	% 18-29 Years Old	8.9%	14.8%	33.0%	18.9%	17.5%
	% 30-44 Years Old	27.8%	39.4%	30.6%	27.1%	32.7%
	% 45-64 Years Old	22.7%	15.3%	8.9%	19.4%	16.3%
	% 65-74 Years Old	6.5%	1.9%	1.3%	13.7%	3.5%
	% Over 74 Years Old	3.0%	0.2%	1.9%	11.2%	1.8%
	Average Age	34.1	29.1	27.9	44.5	30.8
	Race:					
	% White	65.4%	58.3%	40.3%	74.6%	56.3%
	% Black	14.0%	24.7%	52.1%	25.4%	28.1%
	% Asian or Pacific Islander	18.8%	16.4%	4.3%		13.8%
	% Other	1.8%	0.7%	3.2%		1.8%
	% Hispanic Origin <sup>1</sup>	2.7%	7.4%	6.7%		5.4%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	8,010	8,290	6,060	350	22,710
	% Less than High School Diploma	9.2%	3.8%	8.7%	4.8%	6.9%
	% High School Graduate	33.4%	38.2%	43.0%	59.0%	3.8%
	% Bachelor's Degree	28.5%	33.6%	29.0%	21.8%	30.5%
	% Grad, Professional or Doctoral	29.0%	24.5%	19.2%	14.4%	24.6%
	Number of Employed Residents <sup>2</sup>	6,790	7,885	6,010	225	20,910
	% Females Who Are Employed <sup>2</sup>	69.3%	80.1%	82.1%	49.9%	76.5%
	Women with Children Under Age 6	940	1,575	835	10	3,360
	% Employed <sup>2</sup>	74.7%	78.5%	61.0%	*	73.9%
	Employer:					
	% Private for Profit	49.2%	50.4%	52.5%	69.9%	50.7%
	% Private not for Profit	11.7%	13.8%	12.9%	4.7%	12.8%
	% Self-Employed	8.5%	9.2%	4.1%		7.5%
	% Government	30.6%	26.6%	30.5%	25.4%	28.9%
	Work Location:					
	% In the County	44.8%	43.4%	45.0%	45.1%	44.4%
	% Inside the Beltway	11.7%	15.2%	21.6%	12.0%	15.8%
	% Outside the Beltway	33.1%	28.2%	23.4%	33.1%	28.6%
	% Elsewhere in Maryland	27.4%	20.6%	16.4%	22.7%	21.7%
	% to Washington, D.C.	20.8%	27.6%	33.0%	23.3%	26.8%
	% to Virginia	6.7%	7.1%	5.3%	5.3%	6.5%
	Work Trip:					
	% Driving	90.8%	89.2%	83.2%	86.8%	88.1%
	% Alone	80.7%	76.7%	72.0%	82.1%	76.8%
	% Carpool	10.1%	12.5%	11.2%	4.7%	11.3%
	% Public Transit or Rail	4.5%	6.9%	14.0%	13.2%	8.1%
	% Walk/Bicycle/Other	0.6%	0.7%	2.3%		1.1%
	Access to Metrorail:					
	% Car	61.5%	*	29.9%	*	48.3%
	% Ride-On/Metrobus	33.3%	*	67.7%	*	48.7%
	% Walk/Bicycle	5.2%	*	2.4%	*	2.3%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Fairland (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	3,910	4,860	4,420	255	13,445
	<b>% Total Households by Structure Type</b>	29.1%	36.2%	32.9%	1.9%	100.0%
	<b>Average Household Size</b>	3.27	2.61	2.14	1.64	2.63
	<b>Tenure:</b>					
	% Rental	2.2%	9.1%	89.1%	64.6%	34.3%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,224	\$958	\$838	*	\$1,054
	Renters	*	\$817	\$714	\$724	\$727
	<b>% in Same Home 5 Years Ago</b>	71.5%	51.6%	15.0%	58.8%	46.5%
	<b>Median Years in Same Home</b>	8	6	2	7	5
	<b>Average Age of Household Head</b>	49.4	40.6	36.3	50.8	41.9
	<b>% Households with Foreign Born Head or Spouse</b>	21.6%	25.6%	21.7%	10.3%	22.9%
	<b>Households by Type:</b>					
	% Family Households	92.2%	75.1%	59.1%	38.9%	74.1%
	% Married-Couple	84.8%	59.6%	39.6%	27.5%	59.8%
	% Single-Parent	5.1%	14.3%	16.7%	11.3%	12.4%
	% Nonfamily Households	7.8%	24.9%	40.9%	61.1%	25.9%
	% Householder Living Alone	6.6%	21.3%	35.0%	56.6%	22.2%
	<b>Persons in Households:</b>					
	% 1 Person	6.6%	21.3%	35.0%	56.6%	22.2%
	% 2 Persons	26.1%	32.6%	36.2%	28.7%	31.8%
	% 3 Persons	25.8%	20.9%	16.2%	8.7%	20.5%
	% 4 Persons	24.5%	17.3%	8.4%	6.0%	16.3%
	% 5+ Persons	17.0%	8.0%	4.2%		9.2%
	<b>Average Number of Bedrooms</b>	3.8	2.9	1.7	1.7	2.8
	<b>% of Households with Computers</b>	58.0%	59.6%	33.2%	18.4%	49.7%
I N C O M E	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	1.5%	3.6%	8.6%		4.4%
	% \$15,000 to \$29,999	4.5%	4.0%	21.8%	48.5%	10.3%
	% \$30,000 to \$49,999	12.7%	30.0%	42.0%	25.2%	28.5%
	% \$50,000 to \$69,999	21.2%	33.1%	19.5%	16.7%	25.3%
	% \$70,000 to \$99,999	29.4%	22.0%	7.1%	6.1%	19.4%
	% \$100,000+	30.6%	7.4%	1.0%	3.5%	12.1%
	<b>1993 Median Household income</b>	\$78,675	\$58,675	\$38,660	\$30,770	\$56,045
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	20.8%	26.1%	23.5%	*	23.7%
	% Renters	*	13.7%	40.0%	53.1%	38.4%

\* Insufficient data for reliable estimates.

# Gaithersburg & Vicinity

1994 Census Update Survey

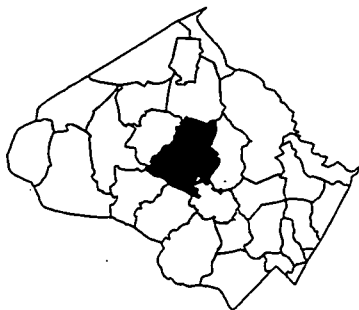
Planning Areas 20, 21		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 31.5						
P O P U L A T I O N	Household Population	37,520	48,115	31,185	890	117,710
	% Female	50.1%	53.6%	54.0%	61.5%	52.6%
	Age Distribution:					
	% 0-4 Years Old	10.1%	10.5%	8.2%		9.7%
	% 5-17 Years Old	22.7%	20.8%	12.6%	5.2%	19.1%
	% 18-29 Years Old	9.0%	13.0%	25.6%	4.6%	15.0%
	% 30-44 Years Old	30.6%	32.9%	30.7%	10.2%	31.5%
	% 45-64 Years Old	22.0%	18.2%	16.5%	15.0%	18.9%
	% 65-74 Years Old	4.3%	3.2%	3.4%	16.3%	3.7%
	% Over 74 Years Old	1.3%	1.3%	3.0%	48.8%	2.1%
	Average Age	31.7	30.6	32.5	65.4	31.7
	Race:					
	% White	74.2%	70.0%	60.3%	79.7%	68.9%
	% Black	8.4%	12.9%	22.9%	3.1%	14.0%
	% Asian or Pacific Islander	16.0%	10.1%	14.4%	17.2%	13.2%
	% Other	1.4%	6.9%	2.4%		3.9%
	% Hispanic Origin <sup>1</sup>	4.1%	12.2%	9.3%		8.8%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	23,150	30,410	21,520	825	75,905
	% Less than High School Diploma	5.1%	8.5%	10.9%	11.4%	8.1%
	% High School Graduate	37.3%	43.1%	48.4%	36.1%	42.6%
	% Bachelor's Degree	30.5%	31.3%	25.2%	26.8%	29.3%
	% Grad, Professional or Doctoral	27.1%	17.1%	15.5%	25.7%	19.9%
	Number of Employed Residents <sup>2</sup>	19,945	27,960	19,735	200	67,840
	% Females Who Are Employed <sup>2</sup>	68.5%	74.2%	74.6%	17.6%	72.0%
	Women with Children Under Age 6	3,610	5,480	2,415		11,505
	% Employed <sup>2</sup>	65.7%	61.0%	72.1%		64.7%
	Employer:					
	% Private for Profit	49.8%	56.5%	64.3%	*	56.6%
	% Private not for Profit	10.0%	10.9%	10.6%	*	10.5%
	% Self-Employed	12.2%	7.0%	4.5%	*	7.9%
	% Government	28.0%	25.5%	20.6%	*	25.0%
	Work Location:					
	% In the County	72.6%	70.6%	76.8%	*	73.0%
	% Inside the Beltway	12.6%	13.9%	15.0%	*	13.8%
	% Outside the Beltway	60.0%	56.7%	61.8%	*	59.2%
	% Elsewhere in Maryland	6.0%	6.6%	3.9%	*	5.7%
	% to Washington, D.C.	12.6%	14.2%	13.1%	*	13.4%
	% to Virginia	8.2%	7.9%	5.3%	*	7.2%
	Work Trip:					
	% Driving	84.2%	85.5%	79.2%	*	83.4%
	% Alone	76.2%	75.7%	67.4%	*	73.6%
	% Carpool	8.0%	9.8%	11.8%	*	9.8%
	% Public Transit or Rail	11.2%	10.6%	16.7%	*	12.4%
	% Walk/Bicycle/Other	1.1%	1.7%	2.8%	*	1.9%
	Access to Metrorail:					
	% Car	91.6%	66.0%	65.8%	*	74.9%
	% Ride-On/Metrobus	6.7%	30.3%	26.7%	*	20.8%
	% Walk/Bicycle		3.7%	4.2%	*	2.6%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Gaithersburg & Vicinity (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	11,455	16,240	14,700	630	43,025
	% Total Households by Structure Type	26.6%	37.7%	34.2%	1.5%	100.0%
	Average Household Size	3.26	2.96	2.12	1.44	2.73
	Tenure:					
	% Rental	6.1%	13.6%	74.6%	56.6%	33.0%
	Average Monthly Housing Costs:					
	Homeowners	\$1,280	\$894	\$659	*	\$1,005
	Renters	\$1,006	\$785	\$678	\$1,043	\$719
	% in Same Home 5 Years Ago	60.7%	51.9%	20.5%	39.1%	43.9%
	Median Years in Same Home	7	6	2	7	5
	Average Age of Household Head	46.4	42.9	41.6	68.7	43.8
	% Households with Foreign Born Head or Spouse	20.3%	28.9%	25.7%	16.6%	25.3%
	Households by Type:					
	% Family Households	90.3%	79.0%	58.1%	32.3%	74.2%
	% Married-Couple	83.8%	66.8%	42.8%	32.6%	62.6%
	% Single-Parent	5.1%	9.9%	12.2%		9.3%
	% Nonfamily Households	9.7%	21.0%	41.9%	67.7%	25.8%
	% Householder Living Alone	8.3%	17.2%	36.8%	64.5%	22.2%
	Persons in Households:					
	% 1 Person	8.3%	17.2%	36.8%	64.5%	22.2%
I N C O M E	% 2 Persons	28.1%	27.6%	33.5%	31.3%	29.8%
	% 3 Persons	20.1%	21.7%	17.0%		19.3%
	% 4 Persons	26.6%	19.4%	8.8%	4.2%	17.4%
	% 5+ Persons	17.0%	14.1%	3.9%		11.2%
	Average Number of Bedrooms	3.8	3.1	1.8	1.6	2.8
	% of Households with Computers	64.6%	50.4%	32.6%	15.2%	47.6%
	1993 Household Income Distribution:					
	% Under \$15,000	0.9%	3.1%	10.7%	16.0%	5.1%
	% \$15,000 to \$29,999	4.2%	9.1%	27.7%	28.2%	14.1%
	% \$30,000 to \$49,999	15.7%	27.5%	35.2%	10.0%	26.6%
	% \$50,000 to \$69,999	20.8%	31.6%	15.5%	28.9%	23.3%
	% \$70,000 to \$99,999	32.1%	19.4%	9.3%	10.0%	19.5%
	% \$100,000+	26.2%	9.3%	1.6%	6.9%	11.4%
	1993 Median Household Income	\$74,320	\$56,110	\$35,290	\$42,500	\$53,040
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	25.9%	24.9%	29.4%	*	25.9%
	% Renters	29.5%	40.1%	45.6%	56.0%	44.2%

\* Insufficient data for reliable estimates.

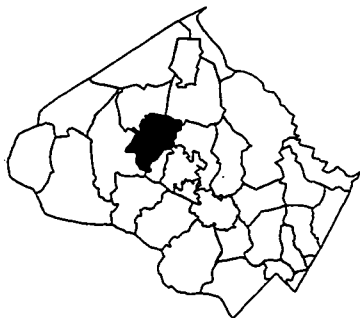
Planning Area 19		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 16.7						
P O P U L A T I O N	Household Population	11,930	29,125	12,440		53,495
	% Female	51.7%	52.3%	53.9%		52.5%
	Age Distribution:					
	% 0-4 Years Old	9.9%	11.5%	8.6%		10.5%
	% 5-17 Years Old	25.6%	22.7%	12.0%		20.9%
	% 18-29 Years Old	9.6%	15.9%	32.1%		18.2%
	% 30-44 Years Old	33.7%	37.3%	30.5%		34.9%
	% 45-64 Years Old	18.2%	10.4%	11.3%		12.3%
	% 65-74 Years Old	2.0%	1.4%	4.9%		2.3%
	% Over 74 Years Old	1.1%	0.9%	0.7%		0.9%
	Average Age	29.0	26.7	30.1		28.0
	Race:					
	% White	84.4%	69.4%	80.4%		75.2%
	% Black	4.5%	16.8%	13.4%		13.2%
	% Asian or Pacific Islander	10.5%	8.8%	5.5%		8.4%
	% Other	0.7%	5.0%	0.7%		3.1%
	% Hispanic Origin <sup>1</sup>	5.5%	6.6%	4.6%		5.9%
	Educational Attainment:					
	Persons 25 Years and Older	7,000	17,590	8,510		33,100
	% Less than High School Diploma	5.2%	6.6%	9.6%		7.0%
	% High School Graduate	40.2%	49.3%	52.1%		48.0%
	% Bachelor's Degree	31.7%	32.3%	26.8%		30.8%
	% Grad, Professional or Doctoral	22.9%	11.8%	11.5%		14.2%
L A B O R F O R C E	Number of Employed Residents <sup>2</sup>	6,180	16,340	8,150		30,670
	% Females Who Are Employed <sup>2</sup>	70.2%	76.0%	73.7%		74.1%
	Women with Children Under Age 6	1,355	3,490	1,045		5,890
	% Employed <sup>2</sup>	65.7%	64.0%	67.5%		64.9%
	Employer:					
	% Private for Profit	55.7%	61.0%	65.2%		61.0%
	% Private not for Profit	5.3%	6.9%	9.7%		7.3%
	% Self-Employed	11.3%	7.3%	5.3%		7.6%
	% Government	27.7%	24.7%	19.8%		24.1%
	Work Location:					
	% In the County	67.6%	74.5%	74.7%		73.1%
	% Inside the Beltway	7.6%	14.0%	11.3%		11.9%
	% Outside the Beltway	60.0%	60.5%	63.4%		61.2%
	% Elsewhere in Maryland	6.5%	8.0%	9.1%		7.9%
	% to Washington, D.C.	13.7%	9.3%	8.9%		10.1%
	% to Virginia	10.6%	7.2%	6.4%		7.7%
	Work Trip:					
	% Driving	88.0%	89.6%	90.0%		89.3%
	% Alone	78.8%	80.2%	79.4%		79.7%
	% Carpool	9.2%	9.4%	10.6%		9.6%
	% Public Transit or Rail	7.3%	6.9%	7.4%		7.1%
	% Walk/Bicycle/Other	1.1%	0.7%	1.6%		1.0%
	Access to Metrorail:					
	% Car	79.0%	78.2%	78.4%		78.5%
	% Ride-On/Metrobus	11.6%	16.8%	21.6%		16.7%
	% Walk/Bicycle	9.4%	5.0%			4.8%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Germantown (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	3,390	9,690	5,985		19,070
	<b>% Total Households by Structure Type</b>	17.8%	50.8%	31.4%		100.0%
	<b>Average Household Size</b>	3.49	3.01	2.09		2.80
	<b>Tenure:</b>					
	% Rental	3.1%	13.7%	65.0%		26.9%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,308	\$922	\$658		\$980
	Renters	*	\$844	\$656		\$710
	<b>% in Same Home 5 Years Ago</b>	51.0%	39.7%	23.9%		36.9%
	<b>Median Years in Same Home</b>	6	4	3		4
	<b>Average Age of Household Head</b>	43.6	37.8	37.6		38.7
	<b>% Households with Foreign Born Head or Spouse</b>	18.2%	20.2%	13.4%		17.8%
	<b>Households by Type:</b>					
	% Family Households	93.2%	83.3%	60.4%		77.9%
	% Married-Couple	89.5%	72.3%	46.5%		67.2%
	% Single-Parent	2.5%	10.0%	11.2%		9.1%
	% Nonfamily Households	6.8%	16.7%	39.6%		22.1%
	% Householder Living Alone	5.0%	13.7%	34.8%		18.8%
	<b>Persons in Households:</b>					
I N C O M E	% 1 Person	5.0%	13.7%	34.8%		18.8%
	% 2 Persons	20.2%	28.6%	37.2%		29.8%
	% 3 Persons	26.0%	21.0%	17.9%		20.9%
	% 4 Persons	28.8%	21.3%	5.2%		17.6%
	% 5+ Persons	20.0%	15.4%	5.0%		12.9%
	<b>Average Number of Bedrooms</b>	3.8	2.9	1.8		2.7
	<b>% of Households with Computers</b>	63.8%	51.1%	33.4%		47.8%
	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	2.3%	2.0%	3.1%		2.4%
	% \$15,000 to \$29,999	3.6%	7.1%	24.0%		11.6%
M E	% \$30,000 to \$49,999	15.0%	27.8%	41.6%		29.6%
	% \$50,000 to \$69,999	23.8%	35.7%	22.4%		29.5%
	% \$70,000 to \$99,999	29.9%	22.3%	7.1%		19.0%
	% \$100,000+	25.4%	5.2%	1.7%		7.8%
	<b>1993 Median Household Income</b>	\$74,790	\$55,030	\$39,480		\$53,125
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	26.6%	25.1%	13.6%		23.8%
	% Renters	*	37.4%	37.5%		37.6%

\* Insufficient data for reliable estimates.

# Kemp Mill/Four Corners

1994 Census Update Survey

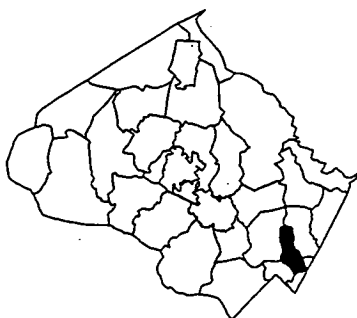
Planning Area 32		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 6.5						
P O P U L A T I O N	Household Population	25,885	1,290	6,480	2,735	36,390
	% Female	52.1%	54.3%	52.3%	62.3%	53.0%
	Age Distribution:					
	% 0-4 Years Old	7.2%	6.1%	10.2%	5.6%	7.6%
	% 5-17 Years Old	13.7%	14.6%	22.8%	5.8%	14.8%
	% 18-29 Years Old	13.3%	11.6%	16.8%	9.6%	13.6%
	% 30-44 Years Old	25.7%	38.4%	33.9%	19.4%	27.1%
	% 45-64 Years Old	23.4%	26.1%	12.2%	23.8%	21.5%
	% 65-74 Years Old	11.7%	2.5%	2.0%	16.3%	10.0%
	% Over 74 Years Old	5.1%	0.7%	2.1%	19.5%	5.5%
	Average Age	38.9	34.9	28.3	50.4	37.7
	Race:					
	% White	75.3%	59.5%	22.5%	63.5%	64.6%
	% Black	11.8%	37.1%	55.5%	32.3%	21.9%
	% Asian or Pacific Islander	9.0%	3.4%	7.7%	2.9%	8.1%
	% Other	3.8%		14.3%	1.3%	5.4%
	% Hispanic Origin <sup>1</sup>	6.9%	8.7%	28.4%	4.6%	10.7%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	18,380	1,005	3,720	2,270	25,375
	% Less than High School Diploma	8.6%	2.3%	25.3%	11.2%	10.6%
	% High School Graduate	34.7%	30.1%	46.5%	56.0%	37.8%
	% Bachelor's Degree	26.1%	33.8%	20.4%	16.4%	24.9%
	% Grad, Professional or Doctoral	30.7%	33.8%	7.8%	16.4%	26.8%
	Number of Employed Residents <sup>2</sup>	13,980	930	3,415	1,315	19,640
	% Females Who Are Employed <sup>2</sup>	60.5%	94.6%	71.2%	49.0%	62.3%
	Women with Children Under Age 6	2,140	90	830	75	3,135
	% Employed <sup>2</sup>	68.0%	*	63.7%	*	67.4%
	Employer:					
	% Private for Profit	41.5%	43.0%	53.2%	47.0%	43.7%
	% Private not for Profit	15.4%	19.7%	16.5%	18.9%	16.0%
	% Self-Employed	12.5%	4.7%	8.3%	6.6%	11.1%
	% Government	30.7%	32.5%	22.0%	27.5%	29.2%
	Work Location:					
	% In the County	44.8%	26.7%	39.2%	48.1%	43.4%
	% Inside the Beltway	25.6%	19.4%	25.1%	24.1%	25.2%
	% Outside the Beltway	19.2%	7.3%	14.1%	24.0%	18.2%
	% Elsewhere in Maryland	13.1%	14.7%	16.5%	8.8%	13.4%
	% to Washington, D.C.	30.4%	48.8%	35.4%	38.3%	32.5%
	% to Virginia	9.9%	8.7%	7.7%	2.6%	9.1%
	Work Trip:					
	% Driving	80.4%	86.5%	58.7%	68.4%	76.7%
	% Alone	71.4%	79.1%	50.6%	59.0%	67.9%
	% Carpool	9.0%	7.4%	8.1%	9.4%	8.8%
	% Public Transit or Rail	13.0%	10.6%	39.2%	28.3%	17.7%
	% Walk/Bicycle/Other	2.4%	1.0%	1.5%	0.6%	2.1%
	Access to Metrorail:					
	% Car	41.7%	*	10.8%	30.3%	35.4%
	% Ride-On/Metrobus	51.3%	*	89.2%	67.0%	59.6%
	% Walk/Bicycle	7.0%	*			4.7%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Kemp Mill/Four Corners (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	9,320	590	2,400	1,645	13,955
	% Total Households by Structure Type	66.8%	4.2%	17.2%	11.8%	100.0%
	Average Household Size	2.78	2.17	2.69	1.66	2.61
	Tenure:					
	% Rental	8.5%	7.0%	96.0%	48.6%	28.2%
	Average Monthly Housing Costs:					
	Homeowners	\$968	\$920	*	\$526	\$926
	Renters	\$964	*	\$595	\$689	\$697
	% in Same Home 5 Years Ago	72.7%	61.6%	35.4%	57.5%	65.0%
	Median Years in Same Home	13	7	3	6	8
	Average Age of Household Head	52.9	45.2	41.6	59.8	51.5
	% Households with Foreign Born Head or Spouse	25.2%	23.9%	47.6%	19.0%	27.7%
	Households by Type:					
	% Family Households	82.9%	61.0%	68.9%	37.0%	74.2%
	% Married-Couple	72.3%	46.8%	44.9%	31.7%	61.8%
	% Single-Parent	6.6%	11.6%	18.0%	4.7%	8.5%
	% Nonfamily Households	17.1%	39.0%	31.1%	63.0%	25.8%
	% Householder Living Alone	13.9%	31.1%	29.3%	58.0%	22.5%
	Persons in Households:					
	% 1 Person	13.9%	31.1%	29.3%	58.0%	22.5%
I N C O M E	% 2 Persons	40.1%	35.2%	22.6%	28.5%	35.5%
	% 3 Persons	20.2%	20.5%	19.4%	7.5%	18.6%
	% 4 Persons	14.4%	11.7%	14.1%	3.4%	12.9%
	% 5+ Persons	11.4%	1.5%	14.6%	2.6%	10.5%
	Average Number of Bedrooms	3.5	2.9	1.7	1.7	3.0
	% of Households with Computers	50.3%	63.9%	15.8%	15.7%	40.9%
	1993 Household Income Distribution:					
	% Under \$15,000	2.6%	1.6%	19.3%	16.4%	6.7%
	% \$15,000 to \$29,999	10.1%	1.5%	37.5%	33.0%	16.4%
	% \$30,000 to \$49,999	18.7%	19.3%	26.5%	26.4%	20.8%
	% \$50,000 to \$69,999	19.8%	34.4%	14.6%	15.2%	19.2%
	% \$70,000 to \$99,999	30.0%	27.2%	2.2%	4.1%	22.8%
	% \$100,000+	18.7%	16.1%		5.0%	14.2%
	1993 Median Household Income	\$67,620	\$62,345	\$27,265	\$30,380	\$54,160
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	15.3%	13.9%	*	19.9%	15.6%
	% Renters	30.7%	*	56.1%	64.4%	52.9%

\* Insufficient data for reliable estimates.



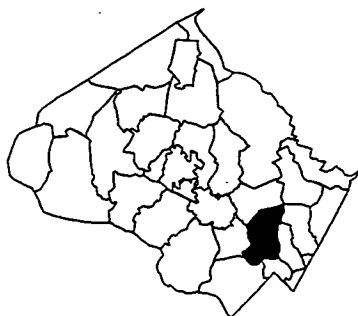
Planning Area 31		SINGLE—	TOWN—	GARDEN	HIGH—	ALL
Est. Land Area in Sq.Mi. = 15.3		FAMILY DETACHED	HOUSE	APT.	RISE	TYPES
P O P U L A T I O N	Household Population	56,925	8,360	9,035	1,580	75,900
	% Female	52.4%	55.5%	54.9%	61.1%	53.2%
	Age Distribution:					
	% 0–4 Years Old	8.3%	6.6%	7.5%	10.5%	8.1%
	% 5–17 Years Old	15.6%	18.8%	14.9%	4.0%	15.6%
	% 18–29 Years Old	10.5%	11.6%	22.5%	16.2%	12.1%
	% 30–44 Years Old	27.0%	31.6%	30.2%	25.6%	27.8%
	% 45–64 Years Old	21.3%	23.7%	17.3%	13.8%	20.9%
	% 65–74 Years Old	11.4%	6.2%	3.2%	9.4%	9.8%
	% Over 74 Years Old	6.0%	1.6%	4.4%	20.4%	5.6%
	Average Age	38.3	34.2	32.9	44.2	37.4
	Race:					
	% White	80.9%	47.0%	56.2%	76.8%	74.1%
	% Black	7.1%	29.3%	25.7%	12.4%	11.8%
	% Asian or Pacific Islander	8.4%	15.1%	8.2%	4.7%	9.1%
	% Other	3.7%	8.7%	9.9%	6.1%	5.0%
	% Hispanic Origin <sup>1</sup>	7.5%	13.2%	25.7%	4.2%	10.3%
	Educational Attainment:					
	Persons 25 Years and Older	40,075	5,780	6,225	1,205	53,285
L A B O R  F O R C E	% Less than High School Diploma	12.1%	10.1%	13.6%	10.3%	12.0%
	% High School Graduate	39.0%	35.8%	44.1%	51.1%	39.5%
	% Bachelor's Degree	23.2%	24.5%	23.0%	25.4%	23.3%
	% Grad, Professional or Doctoral	25.7%	29.6%	19.2%	13.2%	25.1%
	Number of Employed Residents <sup>2</sup>	29,075	4,950	5,480	800	40,305
	% Females Who Are Employed <sup>2</sup>	59.4%	77.0%	72.8%	53.1%	62.6%
	Women with Children Under Age 6	5,045	685	885	145	6,760
	% Employed <sup>2</sup>	67.4%	73.8%	69.7%	*	68.2%
	Employer:					
	% Private for Profit	47.7%	46.9%	52.0%	48.3%	48.2%
	% Private not for Profit	14.2%	11.4%	16.6%	10.8%	14.1%
	% Self-Employed	9.5%	7.9%	10.6%	19.3%	9.7%
	% Government	28.6%	33.8%	20.8%	21.7%	28.1%
	Work Location:					
	% In the County	56.1%	47.0%	56.6%	51.6%	55.0%
	% Inside the Beltway	22.2%	22.5%	22.8%	28.4%	22.4%
	% Outside the Beltway	33.9%	24.5%	33.8%	23.2%	32.6%
	% Elsewhere in Maryland	7.7%	9.3%	9.0%	9.3%	8.1%
	% to Washington, D.C.	27.2%	33.0%	26.8%	18.6%	27.6%
	% to Virginia	8.1%	8.8%	7.1%	20.4%	8.3%
	Work Trip:					
	% Driving	81.5%	69.9%	65.1%	85.7%	78.1%
	% Alone	71.0%	58.1%	55.5%	76.6%	67.6%
	% Carpool	10.5%	11.8%	9.6%	9.1%	10.5%
	% Public Transit or Rail	14.4%	25.7%	29.1%	9.0%	17.5%
	% Walk/Bicycle/Other	1.2%	2.2%	3.4%	3.6%	1.7%
	Access to Metrorail:					
	% Car	55.5%	65.8%	23.8%	*	49.8%
	% Ride-On/Metrobus	11.6%	10.1%	36.1%	*	16.3%
	% Walk/Bicycle	31.3%	24.1%	38.5%	*	32.5%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Kensington/Wheaton (cont.)

		SINGLE— FAMILY DETACHED	TOWN— HOUSE	GARDEN APT.	HIGH— RISE	ALL TYPES
H O U S I N G	Households by Structure Type	20,345	3,160	3,945	1,115	28,565
	% Total Households by Structure Type	71.2%	11.1%	13.8%	3.9%	100.0%
	Average Household Size	2.80	2.64	2.29	1.42	2.66
	Tenure:					
	% Rental	9.6%	14.6%	79.9%	83.3%	22.6%
	Average Monthly Housing Costs:					
	Homeowners	\$932	\$970	\$637	\$591	\$923
	Renters	\$864	\$949	\$728	\$638	\$770
	% in Same Home 5 Years Ago	72.2%	56.6%	34.2%	35.0%	64.2%
	Median Years in Same Home	13	7	3	4	10
	Average Age of Household Head	52.6	45.7	44.6	53.5	50.8
	% Households with Foreign Born Head or Spouse	23.0%	19.0%	27.8%	15.9%	22.9%
	Households by Type:					
	% Family Households	80.9%	75.0%	61.5%	27.4%	75.5%
	% Married—Couple	70.9%	56.8%	42.6%	17.4%	63.3%
	% Single—Parent	9.0%	16.3%	14.0%	9.0%	10.5%
	% Nonfamily Households	19.1%	25.0%	38.5%	72.6%	24.5%
	% Householder Living Alone	16.1%	21.9%	33.4%	71.5%	21.3%
	Persons in Households:					
	% 1 Person	16.1%	21.9%	33.4%	71.5%	21.3%
% 2 Persons	36.8%	35.2%	34.5%	21.2%	35.7%	
% 3 Persons	20.0%	12.7%	13.7%	2.0%	17.6%	
% 4 Persons	15.6%	20.4%	9.4%	4.5%	14.8%	
% 5+ Persons	11.5%	9.9%	9.0%	0.8%	10.6%	
Average Number of Bedrooms	3.4	3.0	1.9	1.3	3.1	
% of Households with Computers	42.3%	42.3%	25.8%	17.7%	39.1%	
I N C O M E	1993 Household Income Distribution:					
	% Under \$15,000	5.4%	2.5%	7.5%	26.7%	6.3%
	% \$15,000 to \$29,999	14.0%	8.7%	25.6%	43.8%	16.2%
	% \$30,000 to \$49,999	18.9%	24.1%	43.9%	18.6%	22.7%
	% \$50,000 to \$69,999	23.6%	23.8%	14.3%	5.7%	21.7%
	% \$70,000 to \$99,999	20.6%	20.5%	7.2%	2.0%	18.1%
	% \$100,000+	17.5%	20.3%	1.5%	3.2%	15.1%
	1993 Median Household Income	\$58,335	\$62,255	\$36,755	\$18,945	\$56,140
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	21.3%	15.5%	35.6%	12.6%	21.1%
% Renters	28.2%	56.0%	46.3%	78.4%	46.4%	

\* Insufficient data for reliable estimates.

# North Bethesda/Garrett Park

1994 Census Update Survey

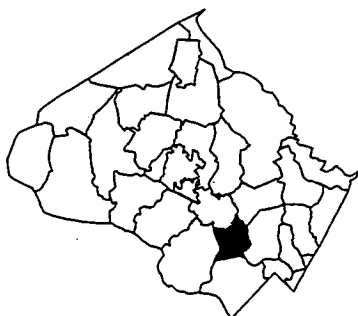
Planning Area 30		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 9.3						
P O P U L A T I O N	Household Population	18,195	3,575	9,220	4,045	35,035
	% Female	50.4%	50.7%	57.8%	59.0%	53.3%
	Age Distribution:					
	% 0-4 Years Old	5.7%	5.6%	6.9%	1.6%	5.5%
	% 5-17 Years Old	15.6%	14.1%	7.0%	3.3%	11.8%
	% 18-29 Years Old	12.8%	11.8%	25.7%	9.2%	15.7%
	% 30-44 Years Old	21.6%	27.9%	35.0%	21.1%	25.8%
	% 45-64 Years Old	25.0%	32.0%	14.5%	26.5%	23.1%
	% 65-74 Years Old	14.2%	7.0%	6.4%	19.1%	12.0%
	% Over 74 Years Old	5.1%	1.6%	4.4%	19.2%	6.2%
	Average Age	40.0	37.6	35.4	53.4	40.1
	Race:					
	% White	85.6%	81.0%	84.1%	89.2%	85.2%
	% Black	4.9%	7.3%	6.2%	0.9%	5.0%
	% Asian or Pacific Islander	9.2%	7.2%	8.8%	7.2%	8.6%
	% Other	0.3%	4.5%	0.9%	2.7%	1.2%
	% Hispanic Origin <sup>1</sup>	5.8%	7.2%	8.9%	7.6%	7.0%
	Educational Attainment:					
	Persons 25 Years and Older	12,955	2,640	7,120	3,755	26,470
	% Less than High School Diploma	5.8%	3.3%	4.7%	1.3%	4.6%
	% High School Graduate	28.3%	23.9%	28.9%	31.5%	28.5%
	% Bachelor's Degree	29.4%	38.0%	32.9%	33.3%	31.8%
	% Grad, Professional or Doctoral	36.5%	34.8%	33.5%	33.9%	35.2%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	9,520	2,420	6,310	2,070	20,320
	% Females Who Are Employed <sup>2</sup>	59.9%	76.0%	71.5%	48.3%	62.9%
	Women with Children Under Age 6	1,200	215	580	70	2,065
	% Employed <sup>2</sup>	85.9%	*	62.0%	*	78.5%
	Employer:					
	% Private for Profit	43.9%	48.4%	43.3%	46.4%	44.5%
	% Private not for Profit	14.5%	11.8%	15.2%	10.9%	14.0%
	% Self-Employed	16.2%	9.4%	6.9%	15.4%	12.5%
	% Government	25.5%	30.3%	34.5%	27.4%	29.0%
	Work Location:					
	% In the County	54.7%	48.1%	59.1%	52.5%	55.0%
	% Inside the Beltway	25.3%	17.8%	25.6%	16.5%	23.6%
	% Outside the Beltway	29.4%	30.3%	33.5%	36.0%	31.4%
	% Elsewhere in Maryland	8.2%	10.6%	5.4%	5.8%	7.4%
	% to Washington, D.C.	28.1%	33.7%	27.3%	32.4%	29.0%
	% to Virginia	8.2%	6.5%	7.7%	7.4%	7.8%
	Work Trip:					
	% Driving	79.6%	73.9%	69.9%	62.5%	74.2%
	% Alone	69.3%	65.4%	57.7%	56.5%	64.0%
	% Carpool	10.3%	8.5%	12.2%	6.0%	10.2%
	% Public Transit or Rail	12.9%	22.0%	24.2%	31.1%	19.3%
	% Walk/Bicycle/Other	2.1%		4.8%	3.7%	2.9%
	Access to Metrorail:					
	% Car	58.2%	42.4%	37.9%	1.7%	38.4%
	% Ride-On/Metrobus	19.9%	10.9%	5.7%		10.0%
	% Walk/Bicycle	21.9%	46.7%	56.4%	98.3%	51.6%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## North Bethesda/Garrett Park (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	6,350	1,510	4,880	2,705	15,445
	<b>% Total Households by Structure Type</b>	41.1%	9.8%	31.6%	17.5%	100.0%
	<b>Average Household Size</b>	2.86	2.38	1.89	1.50	2.27
	<b>Tenure:</b>					
	% Rental	11.1%	12.7%	56.0%	49.4%	32.0%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,223	\$1,425	\$813	\$718	\$1,087
	Renters	\$1,217	*	\$831	\$886	\$920
	<b>% in Same Home 5 Years Ago</b>	74.0%	62.3%	30.3%	52.9%	55.7%
	<b>Median Years in Same Home</b>	17	7	3	6	7
	<b>Average Age of Household Head</b>	54.9	47.5	42.8	57.0	50.7
	<b>% Households with Foreign Born Head</b>					
	or Spouse	25.2%	29.9%	26.4%	24.0%	25.8%
	<b>Households by Type:</b>					
	% Family Households	82.7%	75.1%	50.1%	35.6%	63.4%
	% Married-Couple	76.1%	65.2%	39.4%	32.2%	55.8%
	% Single-Parent	4.6%	8.5%	7.2%	1.3%	5.2%
	% Nonfamily Households	17.3%	24.9%	49.9%	64.4%	36.6%
	% Householder Living Alone	15.3%	22.3%	42.5%	61.2%	32.6%
	<b>Persons in Households:</b>					
I N C O M E	% 1 Person	15.3%	22.3%	42.5%	61.2%	32.6%
	% 2 Persons	37.0%	39.3%	37.1%	31.9%	36.4%
	% 3 Persons	16.0%	21.8%	11.7%	4.1%	13.1%
	% 4 Persons	17.8%	11.9%	6.9%	1.8%	11.0%
	% 5+ Persons	13.9%	4.7%	1.7%	1.0%	6.9%
	<b>Average Number of Bedrooms</b>	3.8	3.1	1.9	1.7	2.8
	<b>% of Households with Computers</b>	53.4%	57.0%	37.9%	35.1%	45.6%
	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	2.3%	3.1%	4.4%	7.1%	3.9%
	% \$15,000 to \$29,999	7.6%	6.1%	16.4%	15.6%	11.6%
	% \$30,000 to \$49,999	14.6%	10.7%	31.3%	31.5%	22.4%
	% \$50,000 to \$69,999	20.5%	10.5%	22.5%	21.1%	20.2%
	% \$70,000 to \$99,999	18.7%	25.7%	19.2%	16.2%	19.1%
	% \$100,000+	36.2%	43.9%	6.2%	8.6%	22.7%
	<b>1993 Median Household Income</b>	\$75,620	\$90,775	\$48,135	\$46,885	\$60,940
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	19.1%	24.9%	11.7%	10.0%	16.9%
	% Renters	45.2%	*	48.6%	54.7%	49.2%

\* Insufficient data for reliable estimates.

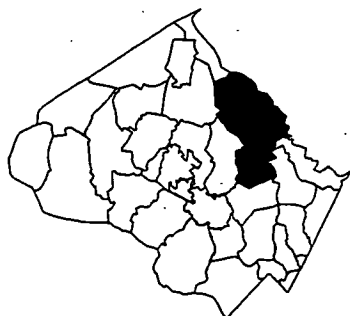
Planning Area 23		SINGLE-	TOWN-	GARDEN	HIGH-	ALL
Est. Land Area in Sq.Mi. = 46.9		FAMILY DETACHED	HOUSE	APT.	RISE	TYPES
P O P U L A T I O N	Household Population	24,415	5,405	890		30,710
	% Female	49.4%	54.4%	69.5%		50.8%
	Age Distribution:					
	% 0-4 Years Old	8.8%	12.2%	6.8%		9.3%
	% 5-17 Years Old	23.9%	18.1%	20.8%		22.8%
	% 18-29 Years Old	9.0%	17.2%	25.9%		10.9%
	% 30-44 Years Old	27.6%	37.5%	30.6%		29.4%
	% 45-64 Years Old	25.3%	11.2%	10.4%		22.4%
	% 65-74 Years Old	3.6%	3.1%	3.6%		3.5%
	% Over 74 Years Old	1.9%	0.7%	1.9%		1.7%
	Average Age	32.4	28.4	29.4		31.6
	Race:					
	% White	89.3%	76.2%	57.3%		86.1%
	% Black	5.4%	9.6%	11.8%		6.3%
	% Asian or Pacific Islander	5.0%	12.7%	13.6%		6.6%
	% Other	0.3%	1.5%	17.4%		1.0%
	% Hispanic Origin <sup>1</sup>	3.4%	7.2%	18.1%		4.5%
	Educational Attainment:					
	Persons 25 Years and Older	14,820	3,575	525		18,920
	% Less than High School Diploma	5.1%	11.4%	7.9%		6.3%
	% High School Graduate	36.2%	35.6%	37.2%		36.1%
	% Bachelor's Degree	34.4%	35.9%	35.6%		34.7%
	% Grad, Professional or Doctoral	24.3%	17.0%	19.2%		22.8%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	13,445	3,240	565		17,250
	% Females Who Are Employed <sup>2</sup>	71.9%	80.9%	78.0%		73.8%
	Women with Children Under Age 6	2,205	675	60		2,940
	% Employed <sup>2</sup>	63.1%	66.3%	*		63.9%
	Employer:					
	% Private for Profit	51.5%	57.7%	44.5%		52.4%
	% Private not for Profit	8.1%	13.6%	16.3%		9.3%
	% Self-Employed	10.3%	4.9%	4.8%		9.2%
	% Government	30.1%	23.8%	34.4%		29.1%
	Work Location:					
	% In the County	65.8%	60.2%	91.7%		65.7%
	% Inside the Beltway	11.5%	11.5%	17.1%		11.7%
	% Outside the Beltway	54.3%	48.7%	74.6%		54.0%
	% Elsewhere in Maryland	12.1%	14.3%			12.1%
	% to Washington, D.C.	13.1%	19.5%	8.3%		14.1%
	% to Virginia	7.9%	5.0%			7.2%
	Work Trip:					
	% Driving	91.9%	92.4%	95.5%		92.1%
	% Alone	82.6%	80.7%	80.2%		82.2%
	% Carpool	9.3%	11.7%	15.3%		9.9%
	% Public Transit or Rail	4.9%	5.7%	4.5%		5.0%
	% Walk/Bicycle/Other	0.4%	1.5%			0.6%
	Access to Metrorail:					
	% Car	94.2%	*	*		89.3%
	% Ride-On/Metrobus	1.9%	*	*		7.6%
	% Walk/Bicycle	3.9%	*	*		3.1%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Olney & Vicinity (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	7,245	2,080	380		9,700
	% Total Households by Structure Type	74.7%	21.4%	3.9%		100.0%
	Average Household Size	3.36	2.59	2.34		3.16
	Tenure:					
	% Rental	1.8%	17.3%	79.0%		8.1%
	Average Monthly Housing Costs:					
	Homeowners	\$1,383	\$975	*		\$1,297
	Renters	*	\$724	\$765		\$777
	% in Same Home 5 Years Ago	70.0%	33.7%	31.6%		61.0%
	Median Years in Same Home	8	3	4		7
	Average Age of Household Head	48.1	40.5	40.7		46.2
	% Households with Foreign Born Head or Spouse	12.4%	17.0%	19.0%		13.6%
	Households by Type:					
	% Family Households	92.7%	74.9%	73.9%		88.2%
	% Married-Couple	86.4%	57.1%	33.0%		78.0%
	% Single-Parent	4.9%	15.4%	36.3%		8.4%
	% Nonfamily Households	7.3%	25.1%	26.1%		11.8%
	% Householder Living Alone	6.1%	20.4%	21.6%		9.7%
	Persons in Households:					
	% 1 Person	6.1%	20.4%	21.6%		9.7%
I N C O M E	% 2 Persons	24.0%	36.4%	37.4%		27.1%
	% 3 Persons	23.2%	19.1%	26.3%		22.5%
	% 4 Persons	28.8%	17.8%	14.6%		25.9%
	% 5+ Persons	18.0%	6.3%			14.8%
	Average Number of Bedrooms	3.9	2.9	2.3		3.6
	% of Households with Computers	62.6%	44.1%	39.1%		57.7%
	1993 Household Income Distribution:					
	% Under \$15,000	1.3%	2.5%	4.8%		1.7%
	% \$15,000 to \$29,999	3.0%	13.0%	22.5%		5.8%
	% \$30,000 to \$49,999	12.0%	24.1%	43.6%		15.8%
	% \$50,000 to \$69,999	19.3%	38.9%	23.1%		23.5%
	% \$70,000 to \$99,999	29.4%	16.8%	6.1%		25.9%
	% \$100,000+	35.1%	4.7%			27.4%
	1993 Median Household Income	\$83,815	\$54,305	\$50,150		\$73,060
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	23.7%	29.8%	*		24.6%
	% Renters	*	35.6%	42.4%		34.8%

\* Insufficient data for reliable estimates.

# Poolesville & Vicinity

1994 Census Update Survey

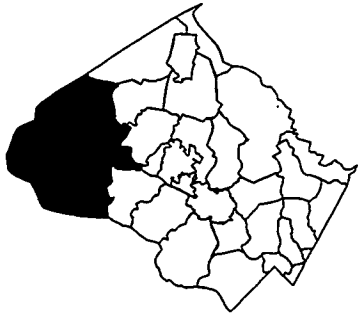
Planning Areas 12, 16, 17, 18		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 103.4						
P O P U L A T I O N	Household Population	7,260	1,095			8,355
	% Female	50.4%	46.6%			49.9%
	Age Distribution:					
	% 0-4 Years Old	6.2%	17.5%			7.7%
	% 5-17 Years Old	22.6%	22.3%			22.5%
	% 18-29 Years Old	10.5%	26.1%			12.5%
	% 30-44 Years Old	27.1%	19.5%			26.1%
	% 45-64 Years Old	24.4%	10.9%			22.6%
	% 65-74 Years Old	5.6%	3.0%			5.2%
	% Over 74 Years Old	3.7%	0.7%			3.3%
	Average Age	34.6	24.5			33.3
	Race:					
	% White	93.2%	93.4%			93.2%
	% Black	4.2%	6.6%			4.5%
	% Asian or Pacific Islander	2.4%				2.1%
	% Other	0.1%				0.1%
	% Hispanic Origin <sup>1</sup>	1.0%	7.3%			1.8%
	Educational Attainment:					
	Persons 25 Years and Older	4,700	600			5,300
	% Less than High School Diploma	9.3%	10.4%			9.5%
	% High School Graduate	47.7%	66.8%			49.9%
	% Bachelor's Degree	24.2%	20.0%			23.7%
	% Grad, Professional or Doctoral	18.8%	2.8%			16.9%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	3,930	540			4,470
	% Females Who Are Employed <sup>2</sup>	65.9%	72.1%			66.6%
	Women with Children Under Age 6	490	170			660
	% Employed <sup>2</sup>	64.9%	63.8%			64.6%
	Employer:					
	% Private for Profit	49.1%	60.2%			50.5%
	% Private not for Profit	5.6%	10.1%			6.1%
	% Self-Employed	16.3%	5.1%			15.0%
	% Government	29.0%	24.6%			28.4%
	Work Location:					
	% In the County	76.3%	71.9%			75.8%
	% Inside the Beltway	10.2%	13.5%			10.6%
	% Outside the Beltway	66.1%	58.4%			65.2%
	% Elsewhere in Maryland	3.6%	10.6%			4.4%
	% to Washington, D.C.	10.1%	9.7%			10.1%
	% to Virginia	9.1%	7.7%			8.9%
	Work Trip:					
	% Driving	90.1%	88.1%			89.9%
	% Alone	81.5%	75.7%			80.8%
	% Carpool	8.6%	12.4%			9.1%
	% Public Transit or Rail	2.6%	6.7%			3.1%
	% Walk/Bicycle/Other	2.6%	1.6%			2.5%
	Access to Metrorail:					
	% Car	*	*			*
	% Ride-On/Metrobus	*	*			*
	% Walk/Bicycle	*	*			*

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Poolesville & Vicinity (cont.)

	SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	2,355	335		2,690
	% Total Households by Structure Type	87.5%	12.5%		100.0%
	Average Household Size	3.09	3.16		3.10
	Tenure:				
	% Rental	4.6%	17.8%		6.3%
	Average Monthly Housing Costs:				
	Homeowners	\$1,169	\$681		\$1,114
	Renters	\$843	*		\$789
	% in Same Home 5 Years Ago	63.5%	53.7%		62.2%
	Median Years in Same Home	10	5		9
	Average Age of Household Head	49.7	39.5		48.5
	% Households with Foreign Born Head or Spouse	9.6%	7.6%		9.4%
	Households by Type:				
	% Family Households	87.9%	80.1%		86.9%
	% Married-Couple	79.3%	75.2%		78.8%
	% Single-Parent	7.7%	2.5%		7.1%
	% Nonfamily Households	12.1%	19.9%		13.1%
	% Householder Living Alone	10.5%	17.0%		11.3%
	Persons in Households:				
	% 1 Person	10.5%	17.0%		11.3%
I N C O M E	% 2 Persons	29.0%	18.9%		27.7%
	% 3 Persons	24.2%	19.3%		23.6%
	% 4 Persons	22.2%	25.9%		22.6%
	% 5+ Persons	14.2%	18.8%		14.8%
	Average Number of Bedrooms	3.7	3.1		3.6
	% of Households with Computers	55.4%	37.6%		53.2%
	1993 Household Income Distribution:				
	% Under \$15,000	3.8%	8.4%		4.4%
	% \$15,000 to \$29,999	10.7%	6.1%		10.1%
	% \$30,000 to \$49,999	12.9%	34.6%		15.8%
	% \$50,000 to \$69,999	20.6%	39.6%		23.1%
	% \$70,000 to \$99,999	31.4%	11.3%		28.7%
	% \$100,000+	20.6%			17.8%
M E	1993 Median Household Income	\$71,335	\$50,500		\$66,995
	% of Households Spending More Than 25% of Income on Housing Costs:				
	% Homeowners	22.9%	8.1%		21.1%
	% Renters	47.6%	*		40.8%

\* Insufficient data for reliable estimates.



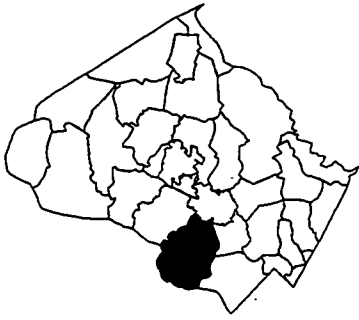
Planning Area 29		SINGLE-				
Est. Land Area in Sq.Mi. = 26.1		FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	Household Population	35,895	5,300	1,000	915	43,110
	% Female	49.7%	55.8%	62.8%	68.1%	51.2%
	Age Distribution:					
	% 0-4 Years Old	3.5%	4.3%	4.6%	0.9%	3.5%
	% 5-17 Years Old	20.0%	15.2%	10.2%	1.9%	18.8%
	% 18-29 Years Old	11.4%	10.0%	12.2%	9.2%	11.2%
	% 30-44 Years Old	17.2%	24.1%	20.5%	15.6%	18.1%
	% 45-64 Years Old	36.6%	37.2%	19.5%	21.4%	36.0%
	% 65-74 Years Old	8.8%	7.8%	21.8%	23.8%	9.3%
	% Over 74 Years Old	2.6%	1.4%	11.3%	27.3%	3.2%
	Average Age	39.2	39.4	46.5	58.9	39.8
	Race:					
	% White	80.7%	85.0%	78.6%	94.1%	81.5%
	% Black	3.6%	6.3%	16.0%	2.3%	4.2%
	% Asian or Pacific Islander	13.7%	8.7%	4.7%	3.6%	12.7%
	% Other	2.0%		0.7%		1.7%
	% Hispanic Origin <sup>1</sup>	7.7%	11.3%	14.8%	6.6%	8.2%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	24,660	4,075	800	850	30,385
	% Less than High School Diploma	3.5%	7.3%	8.8%	10.8%	4.3%
	% High School Graduate	22.8%	27.2%	40.7%	51.7%	24.5%
	% Bachelor's Degree	29.9%	28.2%	27.8%	15.9%	29.2%
	% Grad, Professional or Doctoral	43.9%	37.4%	22.7%	21.6%	42.0%
	Number of Employed Residents <sup>2</sup>	19,530	3,300	455	450	23,735
	% Females Who Are Employed <sup>2</sup>	57.2%	67.4%	55.2%	48.0%	58.2%
	Women with Children Under Age 6	1,815	335	35	10	2,195
	% Employed <sup>2</sup>	52.3%	*	*	*	54.6%
	Employer:					
	% Private for Profit	49.2%	42.9%	40.8%	52.8%	48.3%
	% Private not for Profit	11.0%	18.7%	12.6%	15.7%	12.1%
	% Self-Employed	20.9%	18.1%	21.9%	10.5%	20.4%
	% Government	18.9%	20.3%	24.7%	21.0%	19.2%
	Work Location:					
	% In the County	54.8%	56.4%	59.1%	51.9%	55.0%
	% Inside the Beltway	15.1%	22.7%	27.0%	25.3%	16.5%
	% Outside the Beltway	39.7%	33.7%	32.1%	26.6%	38.5%
	% Elsewhere in Maryland	8.6%	5.6%	5.3%	8.7%	8.1%
	% to Washington, D.C.	26.8%	23.3%	25.4%	28.3%	26.3%
	% to Virginia	8.4%	11.9%	8.1%	9.3%	8.8%
	Work Trip:					
	% Driving	86.6%	83.5%	77.2%	80.5%	85.8%
	% Alone	78.0%	70.5%	70.6%	73.7%	76.7%
	% Carpool	8.6%	13.0%	6.6%	6.8%	9.1%
	% Public Transit or Rail	6.1%	9.5%	14.6%	14.2%	6.9%
	% Walk/Bicycle/Other	1.2%	1.2%	4.1%	3.6%	1.3%
	Access to Metrorail:					
	% Car	76.1%	71.3%	*	*	74.9%
	% Ride-On/Metrobus	21.3%	20.9%	*	*	21.5%
	% Walk/Bicycle	2.5%	7.8%	*	*	3.5%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Potomac (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	11,540	2,095	600	650	14,885
	<b>% Total Households by Structure Type</b>	77.5%	14.1%	4.0%	4.3%	100.0%
	<b>Average Household Size</b>	3.10	2.52	1.66	1.42	2.89
	<b>Tenure:</b>					
	% Rental	3.3%	19.9%	44.6%	39.6%	8.9%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,966	\$1,377	\$572	\$688	\$1,824
	Renters	*	\$1,281	\$665	\$438	\$1,215
	<b>% in Same Home 5 Years Ago</b>	75.3%	46.3%	63.5%	60.8%	70.3%
	<b>Median Years in Same Home</b>	12	6	6	9	10
	<b>Average Age of Household Head</b>	54.0	50.1	55.7	62.2	53.9
	<b>% Households with Foreign Born Head or Spouse</b>	30.8%	27.4%	21.5%	23.5%	29.7%
	<b>Households by Type:</b>					
	% Family Households	93.1%	78.6%	41.9%	35.1%	86.5%
	% Married-Couple	87.1%	69.4%	23.4%	30.0%	79.5%
	% Single-Parent	5.6%	7.9%	17.2%	3.1%	6.3%
	% Nonfamily Households	6.9%	21.4%	58.2%	64.9%	13.5%
	% Householder Living Alone	6.5%	16.7%	52.8%	64.3%	12.3%
I N C O M E	<b>Persons in Households:</b>					
	% 1 Person	6.5%	16.7%	52.8%	64.3%	12.3%
	% 2 Persons	35.8%	42.0%	32.9%	31.6%	36.4%
	% 3 Persons	20.0%	21.9%	9.6%	3.2%	19.1%
	% 4 Persons	21.5%	13.0%	4.7%	*	18.7%
	% 5+ Persons	16.2%	6.3%		*	13.5%
	<b>Average Number of Bedrooms</b>	4.4	3.3	1.9	1.6	4.0
	<b>% of Households with Computers</b>	70.2%	60.5%	28.7%	18.5%	64.9%
	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	1.0%	2.8%	20.1%	24.8%	2.9%
	% \$15,000 to \$29,999	1.3%	6.7%	19.6%	16.1%	3.3%
	% \$30,000 to \$49,999	8.2%	10.5%	37.4%	18.2%	10.0%
	% \$50,000 to \$69,999	7.8%	17.4%	13.0%	14.5%	9.6%
	% \$70,000 to \$99,999	18.9%	26.2%	5.1%	9.1%	19.0%
	% \$100,000+	62.7%	36.5%	4.9%	17.2%	55.2%
	<b>1993 Median Household Income</b>	\$119,970	\$91,400	\$36,130	\$42,400	\$108,680
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	27.4%	20.9%	13.7%	22.0%	26.1%
	% Renters	*	52.1%	66.1%	36.8%	44.7%

\* Insufficient data for reliable estimates.

Planning Area 26		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 12.2						
P O P U L A T I O N	Household Population	28,540	4,980	5,210	2,155	40,885
	% Female	51.7%	54.1%	55.6%	67.6%	53.3%
	Age Distribution:					
	% 0-4 Years Old	7.1%	7.6%	7.3%	4.5%	7.0%
	% 5-17 Years Old	16.3%	19.7%	12.4%	1.0%	15.4%
	% 18-29 Years Old	12.4%	7.5%	21.6%	11.4%	13.0%
	% 30-44 Years Old	24.9%	29.2%	33.1%	20.7%	26.3%
	% 45-64 Years Old	26.8%	30.5%	18.7%	14.9%	25.6%
	% 65-74 Years Old	9.3%	4.4%	3.2%	13.3%	8.1%
	% Over 74 Years Old	3.1%	1.1%	3.7%	34.2%	4.6%
	Average Age	37.3	34.5	34.4	55.6	37.6
	Race:					
	% White	80.8%	79.5%	63.5%	80.8%	78.5%
	% Black	9.1%	11.1%	17.7%	3.2%	10.1%
	% Asian or Pacific Islander	8.4%	6.7%	18.1%	15.9%	9.7%
	% Other	1.7%	2.6%	0.7%		1.6%
	% Hispanic Origin <sup>1</sup>	6.0%	10.5%	17.0%	4.8%	7.9%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	20,035	3,375	3,800	1,935	29,145
	% Less than High School Diploma	10.0%	5.0%	11.3%	11.8%	9.7%
	% High School Graduate	37.7%	31.5%	37.1%	47.5%	37.6%
	% Bachelor's Degree	26.1%	28.0%	24.2%	17.7%	25.5%
	% Grad, Professional or Doctoral	26.2%	35.6%	27.3%	23.0%	27.2%
	Number of Employed Residents <sup>2</sup>	16,170	2,720	3,390	830	23,110
	% Females Who Are Employed <sup>2</sup>	65.9%	66.2%	72.9%	30.6%	64.3%
	Women with Children Under Age 6	1,850	240	300	100	2,490
	% Employed <sup>2</sup>	69.5%	*	*	*	63.0%
	Employer:					
	% Private for Profit	49.1%	47.5%	48.5%	39.4%	48.5%
	% Private not for Profit	11.3%	14.6%	19.3%	12.9%	12.8%
	% Self-Employed	9.6%	8.7%	3.0%	6.1%	8.6%
	% Government	30.0%	29.2%	29.2%	41.6%	30.2%
	Work Location:					
	% In the County	66.8%	57.3%	72.9%	50.7%	65.9%
	% Inside the Beltway	15.3%	19.9%	24.5%	28.3%	17.5%
	% Outside the Beltway	51.5%	37.4%	48.4%	22.4%	48.4%
	% Elsewhere in Maryland	5.1%	7.9%	7.7%	11.3%	6.0%
	% to Washington, D.C.	19.4%	20.7%	18.3%	26.8%	19.7%
	% to Virginia	8.4%	12.2%	1.0%	5.6%	7.8%
	Work Trip:					
	% Driving	81.4%	83.9%	65.5%	58.7%	78.8%
	% Alone	71.6%	69.5%	55.3%	54.9%	68.6%
	% Carpool	9.8%	14.4%	10.2%	3.8%	10.2%
	% Public Transit or Rail	12.9%	11.9%	21.2%	33.9%	14.6%
	% Walk/Bicycle/Other	1.6%		10.1%	3.7%	2.6%
	Access to Metrorail:					
	% Car	55.4%	18.7%	42.8%	35.9%	48.4%
	% Ride-On/Metrobus	5.8%	29.3%	30.7%	12.8%	12.5%
	% Walk/Bicycle	36.4%	52.1%	26.5%	51.3%	37.5%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Rockville (cont.)

		SINGLE-- FAMILY DETACHED	TOWN-- HOUSE	GARDEN APT.	HIGH-- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	10,045	2,025	2,430	1,570	16,070
	% Total Households by Structure Type	62.5%	12.6%	15.1%	9.8%	100.0%
	Average Household Size	2.83	2.44	2.14	1.37	2.54
	Tenure:					
	% Rental	8.1%	22.4%	80.9%	83.6%	28.1%
	Average Monthly Housing Costs:					
	Homeowners	\$987	\$1,016	\$863	*	\$978
	Renters	\$875	\$935	\$716	\$798	\$795
	% in Same Home 5 Years Ago	69.3%	46.7%	20.2%	35.3%	56.4%
	Median Years in Same Home	12	6	2	4	9
	Average Age of Household Head	51.4	47.1	43.5	63.5	50.8
	% Households with Foreign Born Head or Spouse	25.3%	31.6%	34.8%	34.9%	28.3%
	Households by Type:					
	% Family Households	84.8%	63.1%	60.7%	25.9%	72.7%
	% Married--Couple	73.7%	48.1%	51.5%	24.7%	62.4%
	% Single--Parent	9.5%	14.8%	9.8%		9.2%
	% Nonfamily Households	15.2%	36.9%	39.3%	74.1%	27.3%
	% Householder Living Alone	13.6%	31.7%	32.7%	72.5%	24.5%
	Persons in Households:					
	% 1 Person	13.6%	31.7%	32.7%	72.5%	24.5%
	% 2 Persons	34.6%	29.7%	40.0%	19.2%	33.3%
	% 3 Persons	23.8%	12.2%	10.3%	6.9%	18.6%
	% 4 Persons	18.5%	17.2%	15.0%	1.3%	16.1%
	% 5+ Persons	9.5%	9.2%	2.0%		7.4%
	Average Number of Bedrooms	3.7	3.1	1.9	1.3	3.2
	% of Households with Computers	53.9%	61.2%	25.7%	20.0%	47.2%
I N C O M E	1993 Household Income Distribution:					
	% Under \$15,000	5.3%	4.8%	11.8%	36.0%	9.0%
	% \$15,000 to \$29,999	8.2%	12.6%	26.5%	26.4%	13.0%
	% \$30,000 to \$49,999	17.8%	19.4%	37.3%	20.1%	20.9%
	% \$50,000 to \$69,999	23.1%	28.4%	10.2%	12.2%	20.9%
	% \$70,000 to \$99,999	21.2%	15.5%	8.9%	4.2%	17.2%
	% \$100,000+	24.4%	19.3%	5.2%	1.1%	18.9%
	1993 Median Household Income	\$65,300	\$56,550	\$34,500	\$22,600	\$55,120
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	19.1%	25.2%	42.0%	*	21.2%
	% Renters	33.7%	44.6%	42.1%	66.5%	48.0%

\* Insufficient data for reliable estimates.

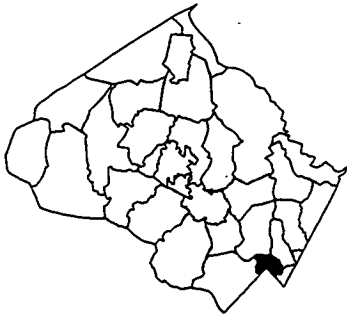
Planning Area 36		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 4.4						
P O P U L A T I O N	Household Population	14,150	710	7,660	10,625	33,145
	% Female	51.8%	58.4%	60.2%	61.0%	56.8%
	Age Distribution:					
	% 0-4 Years Old	8.6%	1.3%	4.9%	5.1%	6.5%
	% 5-17 Years Old	17.7%	11.4%	17.6%	6.0%	13.8%
	% 18-29 Years Old	6.1%	18.5%	22.5%	28.1%	17.2%
	% 30-44 Years Old	30.8%	31.5%	29.4%	24.7%	28.5%
	% 45-64 Years Old	21.8%	32.4%	18.2%	15.5%	19.2%
	% 65-74 Years Old	8.4%	2.8%	4.3%	8.7%	7.4%
	% Over 74 Years Old	6.7%	2.1%	3.1%	11.9%	7.4%
	Average Age	37.9	38.1	32.9	40.6	37.6
	Race:					
	% White	82.0%	54.3%	36.7%	48.7%	60.5%
	% Black	13.2%	27.7%	51.2%	44.9%	32.2%
	% Asian or Pacific Islander	3.6%	6.2%	5.0%	4.4%	4.2%
	% Other	1.2%	11.8%	7.1%	2.0%	3.0%
	% Hispanic Origin <sup>1</sup>	4.0%	9.9%	16.0%	7.5%	8.0%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	9,950	565	5,040	8,000	23,555
	% Less than High School Diploma	7.0%	6.1%	17.4%	12.3%	10.8%
	% High School Graduate	26.4%	25.9%	36.7%	33.6%	30.8%
	% Bachelor's Degree	27.4%	25.0%	26.7%	27.9%	27.4%
	% Grad, Professional or Doctoral	39.1%	42.9%	19.2%	26.2%	30.9%
	Number of Employed Residents <sup>2</sup>	7,500	570	4,800	6,180	19,050
	% Females Who Are Employed <sup>2</sup>	64.0%	85.7%	68.6%	63.4%	65.4%
	Women with Children Under Age 6	1,170	10	485	505	2,170
	% Employed <sup>2</sup>	70.3%	*	*	62.6%	69.3%
	Employer:					
	% Private for Profit	36.3%	38.9%	51.9%	44.6%	42.7%
	% Private not for Profit	17.4%	21.2%	13.6%	16.4%	16.3%
	% Self-Employed	17.3%	9.7%	7.7%	5.2%	10.9%
	% Government	29.0%	30.2%	26.8%	33.8%	30.0%
	Work Location:					
	% In the County	37.2%	33.7%	40.4%	33.9%	36.8%
	% Inside the Beltway	26.8%	25.4%	33.3%	23.5%	27.2%
	% Outside the Beltway	10.4%	8.3%	7.1%	10.4%	9.6%
	% Elsewhere in Maryland	10.3%	5.7%	4.4%	6.5%	7.5%
	% to Washington, D.C.	42.3%	52.9%	46.7%	51.1%	46.5%
	% to Virginia	9.2%	7.6%	7.2%	8.1%	8.3%
	Work Trip:					
	% Driving	72.0%	71.2%	60.3%	50.2%	62.2%
	% Alone	62.3%	66.2%	48.0%	44.0%	53.1%
	% Carpool	9.7%	5.0%	12.3%	6.2%	9.1%
	% Public Transit or Rail	17.4%	24.4%	33.9%	41.4%	29.2%
	% Walk/Bicycle/Other	4.3%	1.6%	4.8%	6.4%	5.0%
	Access to Metrorail:					
	% Car	25.8%	7.4%	2.0%	3.5%	9.7%
	% Ride-On/Metrobus	24.8%	34.2%	37.2%	3.3%	18.5%
	% Walk/Bicycle	49.4%	58.3%	60.8%	93.2%	71.8%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Silver Spring (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	5,280	370	3,540	6,435	15,625
	<b>% Total Households by Structure Type</b>	33.8%	2.4%	22.7%	41.2%	100.0%
	<b>Average Household Size</b>	2.67	1.94	2.17	1.66	2.12
	<b>Tenure:</b>					
	% Rental	5.8%	19.5%	80.3%	97.4%	60.6%
	<b>Average Monthly Housing Costs:</b>					
	Homeowners	\$1,150	\$1,024	\$703	*	\$1,076
	Renters	\$922	\$910	\$616	\$781	\$736
	<b>% in Same Home 5 Years Ago</b>	70.4%	37.6%	32.8%	27.1%	43.9%
	<b>Median Years in Same Home</b>	12	5	3	3	5
	<b>Average Age of Household Head</b>	52.4	46.7	43.5	48.4	48.6
	<b>% Households with Foreign Born Head or Spouse</b>	14.9%	28.0%	24.2%	25.0%	21.3%
	<b>Households by Type:</b>					
	% Family Households	79.3%	53.8%	51.1%	38.2%	55.4%
	% Married-Couple	71.6%	35.7%	33.5%	30.5%	45.3%
	% Single-Parent	6.9%	15.7%	12.9%	4.5%	7.5%
	% Nonfamily Households	20.7%	46.2%	48.9%	61.8%	44.6%
	% Householder Living Alone	18.9%	40.1%	45.3%	57.0%	41.1%
	<b>Persons in Households:</b>					
I N C O M E	% 1 Person	18.9%	40.1%	45.3%	57.0%	41.1%
	% 2 Persons	32.5%	34.3%	24.6%	28.5%	29.1%
	% 3 Persons	20.6%	17.4%	12.6%	10.0%	14.4%
	% 4 Persons	21.1%	*	7.9%	2.7%	10.2%
	% 5+ Persons	6.9%	*	9.5%	1.8%	5.2%
	<b>Average Number of Bedrooms</b>	3.3	2.7	1.7	1.5	2.2
	<b>% of Households with Computers</b>	50.7%	47.9%	29.3%	28.0%	36.4%
	<b>1993 Household Income Distribution:</b>					
	% Under \$15,000	2.9%	*	13.7%	17.7%	11.1%
	% \$15,000 to \$29,999	8.5%	5.4%	28.3%	28.4%	20.8%
	% \$30,000 to \$49,999	16.2%	29.0%	37.7%	30.8%	27.1%
	% \$50,000 to \$69,999	18.8%	15.9%	14.6%	15.0%	16.3%
	% \$70,000 to \$99,999	22.2%	30.7%	4.3%	6.5%	12.1%
	% \$100,000+	31.3%	19.0%	1.3%	1.6%	12.5%
	<b>1993 Median Household Income</b>	\$73,510	\$65,000	\$32,710	\$31,730	\$42,465
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	19.2%	20.4%	26.3%	*	20.1%
	% Renters	36.2%	23.0%	40.8%	53.3%	48.8%

\* Insufficient data for reliable estimates.

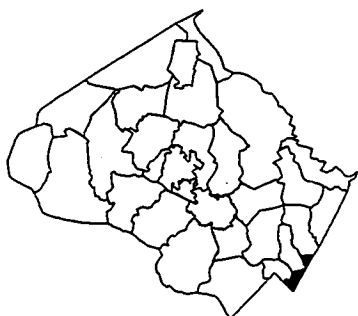
Planning Area 37		SINGLE-	TOWN-	GARDEN	HIGH-	ALL
Est. Land Area in Sq.Mi. = 2.6		FAMILY DETACHED	HOUSE	APT.	RISE	TYPES
P O P U L A T I O N	Household Population	10,250	1,780	12,010	4,050	28,090
	% Female	50.1%	50.9%	52.9%	57.8%	52.4%
	Age Distribution:					
	% 0-4 Years Old	6.7%	9.4%	11.3%	4.5%	8.5%
	% 5-17 Years Old	20.0%	27.7%	20.1%	20.7%	20.6%
	% 18-29 Years Old	10.6%	15.0%	21.7%	15.0%	16.2%
	% 30-44 Years Old	29.7%	25.2%	31.1%	25.9%	29.5%
	% 45-64 Years Old	20.2%	15.2%	11.6%	13.7%	15.3%
	% 65-74 Years Old	7.4%	2.8%	3.3%	10.5%	5.8%
	% Over 74 Years Old	5.5%	4.7%	1.1%	9.6%	4.2%
	Average Age	36.3	29.9	28.0	38.1	32.6
	Race:					
	% White	74.7%	22.5%	35.7%	20.1%	47.1%
	% Black	13.4%	48.3%	47.3%	68.9%	37.9%
	% Asian or Pacific Islander	10.1%	4.7%	6.1%	5.5%	7.4%
	% Other	1.8%	24.5%	10.8%	5.6%	7.6%
	% Hispanic Origin <sup>1</sup>	9.4%	29.6%	27.5%	6.3%	18.0%
	Educational Attainment:					
	Persons 25 Years and Older	6,970	935	6,740	2,745	17,390
	% Less than High School Diploma	11.3%	7.6%	19.2%	28.6%	16.8%
	% High School Graduate	26.7%	55.5%	45.9%	37.5%	37.3%
	% Bachelor's Degree	27.0%	16.7%	19.4%	21.6%	22.7%
	% Grad, Professional or Doctoral	35.0%	20.2%	15.4%	12.4%	23.1%
L A B O R  F O R C E	Number of Employed Residents <sup>2</sup>	5,600	890	6,540	1,760	14,790
	% Females Who Are Employed <sup>2</sup>	68.3%	81.5%	72.7%	45.2%	66.8%
	Women with Children Under Age 6	755	225	1,125	220	2,325
	% Employed <sup>2</sup>	61.9%	*	60.4%	*	63.6%
	Employer:					
	% Private for Profit	36.2%	52.2%	42.0%	54.3%	41.9%
	% Private not for Profit	22.3%	29.3%	23.6%	12.4%	22.1%
	% Self-Employed	14.2%	3.6%	8.1%	6.1%	9.9%
	% Government	27.3%	14.9%	26.3%	27.2%	26.1%
	Work Location:					
	% In the County	38.8%	61.3%	41.2%	46.1%	42.1%
	% Inside the Beltway	26.4%	36.0%	30.7%	37.7%	30.2%
	% Outside the Beltway	12.4%	25.3%	10.5%	8.4%	11.9%
	% Elsewhere in Maryland	12.9%	5.9%	13.5%	10.1%	12.4%
	% to Washington, D.C.	41.4%	30.7%	36.8%	36.7%	38.2%
	% to Virginia	5.1%	1.6%	2.6%	5.8%	3.9%
	Work Trip:					
	% Driving	69.4%	56.2%	67.4%	55.3%	65.9%
	% Alone	60.7%	56.2%	53.6%	49.8%	56.0%
	% Carpool	8.7%	*	13.8%	5.5%	9.9%
	% Public Transit or Rail	23.1%	32.6%	28.4%	38.2%	27.8%
	% Walk/Bicycle/Other	3.2%	11.2%	2.7%	6.5%	3.9%
	Access to Metrorail:					
	% Car	19.2%	*	25.6%	*	22.5%
	% Ride-On/Metrobus	28.4%	*	58.9%	*	45.2%
	% Walk/Bicycle	52.5%	*	15.5%	*	32.3%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Takoma Park (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	3,460	540	4,420	1,880	10,300
	% Total Households by Structure Type	33.6%	5.2%	42.9%	18.3%	100.0%
	Average Household Size	2.94	3.32	2.72	2.15	2.72
	Tenure:					
	% Rental	13.5%	28.9%	91.3%	97.3%	62.7%
	Average Monthly Housing Costs:					
	Homeowners	\$956	\$781	\$771	*	\$911
	Renters	\$812	*	\$642	\$598	\$648
	% in Same Home 5 Years Ago	68.6%	56.1%	32.6%	42.4%	48.3%
	Median Years in Same Home	10	10	3	5	6
	Average Age of Household Head	49.9	49.8	39.4	50.5	45.5
	% Households with Foreign Born Head or Spouse	15.5%	60.4%	36.4%	35.1%	30.2%
	Households by Type:					
	% Family Households	75.3%	73.9%	69.9%	51.3%	70.3%
	% Married-Couple	65.2%	58.3%	50.9%	33.2%	52.9%
	% Single-Parent	7.8%	13.8%	17.3%	13.0%	13.1%
	% Nonfamily Households	24.7%	26.1%	30.1%	49.7%	29.7%
	% Householder Living Alone	18.4%	23.0%	23.6%	46.9%	26.1%
	Persons in Households:					
	% 1 Person	18.4%	23.0%	23.6%	46.9%	26.1%
	% 2 Persons	27.9%	26.1%	29.0%	20.0%	26.8%
	% 3 Persons	20.2%	11.0%	20.8%	14.6%	19.0%
	% 4 Persons	18.6%	9.5%	12.6%	10.8%	14.1%
	% 5+ Persons	14.9%	30.4%	14.1%	7.7%	14.0%
	Average Number of Bedrooms	3.4	2.9	2.0	1.8	2.5
	% of Households with Computers	47.1%	18.2%	29.8%	17.4%	32.7%
I N C O M E	1993 Household Income Distribution:					
	% Under \$15,000	4.1%	9.7%	18.8%	33.5%	15.8%
	% \$15,000 to \$29,999	16.3%	25.4%	30.8%	29.8%	25.3%
	% \$30,000 to \$49,999	21.7%	45.0%	30.0%	23.0%	26.8%
	% \$50,000 to \$69,999	20.3%	13.2%	10.1%	3.6%	12.7%
	% \$70,000 to \$99,999	23.6%	4.1%	8.9%	5.7%	13.1%
	% \$100,000+	14.0%	2.6%	1.4%	4.5%	6.4%
	1993 Median Household Income	\$56,765	\$35,690	\$30,260	\$19,790	\$36,600
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	27.4%	27.0%	30.7%	*	27.8%
	% Renters	41.5%	*	50.1%	61.3%	53.7%

\* Insufficient data for reliable estimates.



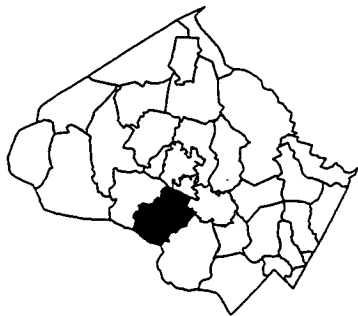
Planning Area 25		SINGLE—	TOWN—	GARDEN	HIGH—	ALL
Est. Land Area in Sq.Mi. = 19.0		FAMILY DETACHED	HOUSE	APT.	RISE	TYPES
P O P U L A T I O N	Household Population	17,190	2,720			19,910
	% Female	51.1%	49.5%			50.9%
	Age Distribution:					
	% 0—4 Years Old	7.6%	10.0%			7.9%
	% 5—17 Years Old	25.9%	22.6%			25.4%
	% 18—29 Years Old	8.4%	14.9%			9.3%
	% 30—44 Years Old	25.4%	40.1%			27.4%
	% 45—64 Years Old	25.9%	9.8%			23.7%
	% 65—74 Years Old	4.0%	1.5%			3.7%
	% Over 74 Years Old	2.9%	1.0%			2.6%
	Average Age	32.8	27.4			32.1
	Race:					
	% White	75.7%	65.9%			74.4%
	% Black	1.5%	8.8%			2.5%
	% Asian or Pacific Islander	21.5%	21.2%			21.4%
	% Other	1.3%	4.1%			1.7%
	% Hispanic Origin <sup>1</sup>	4.8%	9.3%			5.4%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	10,350	1,675			12,025
	% Less than High School Diploma	3.7%	5.9%			4.0%
	% High School Graduate	25.0%	25.1%			25.0%
	% Bachelor's Degree	33.9%	40.0%			34.8%
	% Grad, Professional or Doctoral	37.4%	29.0%			36.2%
	Number of Employed Residents <sup>2</sup>	8,935	1,600			10,535
	% Females Who Are Employed <sup>2</sup>	64.3%	77.1%			66.0%
	Women with Children Under Age 6	1,550	300			1,850
	% Employed <sup>2</sup>	58.0%	76.8%			61.0%
	Employer:					
	% Private for Profit	52.7%	46.1%			51.6%
	% Private not for Profit	8.4%	14.2%			9.3%
	% Self—Employed	14.9%	15.9%			15.0%
	% Government	24.1%	23.8%			24.0%
	Work Location:					
	% In the County	66.4%	67.6%			66.6%
	% Inside the Beltway	12.5%	16.7%			13.2%
	% Outside the Beltway	53.9%	50.9%			53.4%
	% Elsewhere in Maryland	5.8%	7.0%			6.0%
	% to Washington, D.C.	17.0%	17.6%			17.1%
	% to Virginia	9.5%	6.0%			9.0%
	Work Trip:					
	% Driving	90.1%	88.3%			89.9%
	% Alone	81.6%	73.1%			80.3%
	% Carpool	8.5%	15.2%			9.6%
	% Public Transit or Rail	5.5%	6.9%			5.7%
	% Walk/Bicycle/Other	0.6%	1.2%			0.7%
	Access to Metrorail:					
	% Car	100.0%	72.5%			94.5%
	% Ride—On/Metrobus		27.5%			5.5%
	% Walk/Bicycle					

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full— or part—time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Travilah (cont.)

	SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>				
	4,895	935			5,830
	<b>% Total Households by Structure Type</b>				
	84.0%	16.0%			100.0%
	<b>Average Household Size</b>				
	3.49	2.90			3.40
	<b>Tenure:</b>				
	<b>% Rental</b>				
	4.5%	22.3%			7.3%
	<b>Average Monthly Housing Costs:</b>				
	<b>Homeowners</b>				
	\$1,891	\$927			\$1,748
	<b>Renters</b>				
	\$1,342	\$979			\$1,182
	<b>% in Same Home 5 Years Ago</b>				
	63.4%	44.6%			60.4%
	<b>Median Years in Same Home</b>				
	7	4			7
I N C O M E	<b>Average Age of Household Head</b>				
	48.3	40.1			47.0
	<b>% Households with Foreign Born Head or Spouse</b>				
	32.3%	31.5%			32.2%
	<b>Households by Type:</b>				
	<b>% Family Households</b>				
	94.7%	76.5%			91.8%
	<b>% Married-Couple</b>				
	89.1%	62.7%			84.9%
	<b>% Single-Parent</b>				
	4.4%	12.9%			5.8%
	<b>% Nonfamily Households</b>				
	5.3%	23.5%			8.2%
	<b>% Householder Living Alone</b>				
	5.0%	19.0%			7.2%
	<b>Persons in Households:</b>				
	<b>% 1 Person</b>				
	5.0%	19.0%			7.2%
	<b>% 2 Persons</b>				
	22.0%	17.7%			21.3%
	<b>% 3 Persons</b>				
	21.7%	28.8%			22.8%
	<b>% 4 Persons</b>				
	31.8%	24.0%			30.6%
	<b>% 5+ Persons</b>				
	19.5%	10.6%			18.1%
	<b>Average Number of Bedrooms</b>				
	4.2	3.0			4.0
	<b>% of Households with Computers</b>				
	71.1%	55.4%			68.6%
I N C O M E	<b>1993 Household Income Distribution:</b>				
	<b>% Under \$15,000</b>				
	0.8%	1.8%			1.0%
	<b>% \$15,000 to \$29,999</b>				
	2.1%	8.8%			3.2%
	<b>% \$30,000 to \$49,999</b>				
	7.5%	26.6%			10.7%
	<b>% \$50,000 to \$69,999</b>				
	12.7%	34.8%			16.4%
	<b>% \$70,000 to \$99,999</b>				
	24.3%	22.1%			23.9%
	<b>% \$100,000+</b>				
	52.6%	5.9%			44.8%
	<b>1993 Median Household Income</b>				
	\$103,570	\$54,600			\$94,180
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>				
	<b>% Homeowners</b>				
	27.9%	28.3%			28.0%
	<b>% Renters</b>				
	32.9%	31.9%			32.4%

\* Insufficient data for reliable estimates.

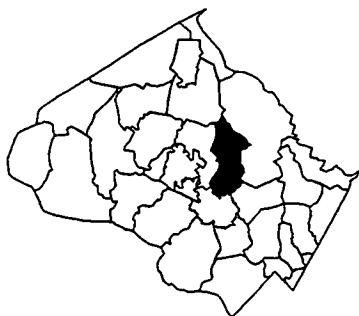
Planning Area 22		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
Est. Land Area in Sq.Mi. = 17.3						
P O P U L A T I O N	Household Population	10,140	1,540	270		11,950
	% Female	48.5%	54.0%	67.6%		49.7%
	Age Distribution:					
	% 0-4 Years Old	7.3%	8.3%	7.8%		7.5%
	% 5-17 Years Old	24.2%	19.2%	23.3%		23.6%
	% 18-29 Years Old	10.7%	21.6%	22.8%		12.4%
	% 30-44 Years Old	25.4%	26.6%	29.8%		25.7%
	% 45-64 Years Old	27.1%	21.7%	16.4%		26.2%
	% 65-74 Years Old	3.5%	2.6%			3.3%
	% Over 74 Years Old	1.6%				1.4%
	Average Age	32.8	30.9	27.8		32.5
	Race:					
	% White	85.1%	72.0%	65.3%		82.9%
	% Black	4.4%	14.6%	34.7%		6.4%
	% Asian or Pacific Islander	9.6%	11.4%			9.6%
	% Other	1.0%	1.9%			1.1%
	% Hispanic Origin <sup>1</sup>	4.6%	1.4%	17.7%		4.5%
	Educational Attainment:					
L A B O R  F O R C E	Persons 25 Years and Older	6,205	995	160		7,360
	% Less than High School Diploma	6.4%	4.6%	59.4%		7.2%
	% High School Graduate	33.0%	49.9%	29.2%		35.3%
	% Bachelor's Degree	31.1%	22.3%	4.5%		29.3%
	% Grad, Professional or Doctoral	29.5%	23.2%	6.8%		28.1%
	Number of Employed Residents <sup>2</sup>	5,460	1,030	95		6,585
	% Females Who Are Employed <sup>2</sup>	67.5%	80.6%	51.5%		69.1%
	Women with Children Under Age 6	775	175	50		1,000
	% Employed <sup>2</sup>	52.2%	61.2%	*		53.1%
	Employer:					
	% Private for Profit	55.1%	57.5%	*		55.5%
	% Private not for Profit	7.3%	8.5%	*		7.6%
	% Self-Employed	10.9%	9.4%	*		10.7%
	% Government	26.7%	24.6%	*		26.3%
	Work Location:					
	% In the County	72.5%	66.8%	*		71.6%
	% Inside the Beltway	11.4%	15.2%	*		11.9%
	% Outside the Beltway	61.1%	51.6%	*		59.7%
	% Elsewhere in Maryland	7.5%	8.9%	*		7.7%
	% to Washington, D.C.	11.3%	16.0%	*		12.1%
	% to Virginia	7.2%	6.7%	*		7.1%
	Work Trip:					
	% Driving	86.6%	73.8%	*		84.4%
	% Alone	78.8%	63.1%	*		76.1%
	% Carpool	7.8%	10.7%	*		8.3%
	% Public Transit or Rail	10.3%	17.5%	*		11.4%
	% Walk/Bicycle/Other	0.9%	4.4%	*		1.4%
	Access to Metrorail:					
	% Car	91.4%	57.5%	*		84.0%
	% Ride-On/Metrobus	4.3%	23.1%	*		8.4%
	% Walk/Bicycle	4.3%	14.8%	*		6.6%

\* Insufficient data for reliable estimates.

<sup>1</sup>Those of Hispanic origin may be of any race.

<sup>2</sup>Ages 16 and older and employed full- or part-time.

Source: 1994 Census Update Survey; Montgomery County Planning Dept, Research and Information Systems Division, November 1995.



## Upper Rock Creek (cont.)

	SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>				
	2,910	490	130		3,530
	<b>% Total Households by Structure Type</b>				
	82.4%	13.8%	3.8%		100.0%
	<b>Average Household Size</b>				
	3.48	3.16	2.04		3.38
	<b>Tenure:</b>				
	<b>% Rental</b>				
	3.2%	24.7%	100.0%		9.8%
	<b>Average Monthly Housing Costs:</b>				
	<b>Homeowners</b>				
	\$1,561	\$932			\$1,483
	<b>Renters</b>				
	\$1,143	\$935	\$339		\$767
	<b>% in Same Home 5 Years Ago</b>				
	69.8%	43.6%	61.7%		65.8%
	<b>Median Years in Same Home</b>				
	8	5	7		7
	<b>Average Age of Household Head</b>				
	48.4	43.5	40.9		47.5
I N C O M E	<b>% Households with Foreign Born Head or Spouse</b>				
	18.7%	30.2%	13.2%		20.1%
	<b>Households by Type:</b>				
	<b>% Family Households</b>				
	94.1%	81.5%	72.8%		91.6%
	<b>% Married-Couple</b>				
	88.9%	64.3%	18.0%		82.8%
	<b>% Single-Parent</b>				
	4.9%	16.1%	54.7%		8.3%
	<b>% Nonfamily Households</b>				
	5.9%	18.5%	27.2%		8.4%
	<b>% Householder Living Alone</b>				
	4.1%	12.5%	27.2%		6.1%
	<b>Persons in Households:</b>				
	<b>% 1 Person</b>				
	4.1%	12.5%	27.2%		6.1%
	<b>% 2 Persons</b>				
	27.5%	24.4%	51.4%		28.0%
	<b>% 3 Persons</b>				
	16.3%	22.7%	12.0%		17.0%
	<b>% 4 Persons</b>				
	30.9%	19.9%	9.4%		28.6%
	<b>% 5+ Persons</b>				
	21.2%	20.5%			20.3%
	<b>Average Number of Bedrooms</b>				
	4.1	3.2	1.9		3.9
	<b>% of Households with Computers</b>				
	72.8%	56.6%	7.4%		68.1%
I N C O M E	<b>1993 Household Income Distribution:</b>				
	<b>% Under \$15,000</b>				
	0.9%		*		3.3%
	<b>% \$15,000 to \$29,999</b>				
	3.9%	1.5%	*		4.2%
	<b>% \$30,000 to \$49,999</b>				
	10.3%	28.4%	*		12.7%
	<b>% \$50,000 to \$69,999</b>				
	15.9%	31.6%	*		17.5%
	<b>% \$70,000 to \$99,999</b>				
	25.9%	21.5%	*		24.3%
	<b>% \$100,000+</b>				
	43.1%	16.9%	*		37.9%
	<b>1993 Median Household Income</b>				
	\$92,434	\$62,214	*		\$85,156
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>				
	<b>% Homeowners</b>				
	26.2%	18.5%			25.2%
	<b>% Renters</b>				
	8.6%	32.7%	29.0%		25.5%

\* Insufficient data for reliable estimates.

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# Acknowledgements

## MONTGOMERY COUNTY PLANNING DEPARTMENT MANAGEMENT TEAM

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Heidi Helwig, *Research and Information Systems*  
James Hersh, *Community Planning*  
Walter Robinson, *Research and Information Systems*

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0000000489

PLANNING AREA PROFIL